

INDEPENDENT AUDIT REPORT



Development	Meriden Design and Creative Arts (DaCA)
Application Number	SSD-39005127
Applicant	Meriden School
Audit Scope	Construction Phase: Structure up to and including the ground floor slab - Design and Creative Arts building
Audit Reference	SSD-39005127-IA2
Audit Organisation	Buildcorp Group Pty Ltd
Report Prepared and Certified by	Annabelle Tungol (Lead Environmental Auditor)
Date of Audit	3 June 2024
Date of Report	17 July 2024



Revision	Date	Revision History	
0.0	17/07/2024	Issued to Buildcorp and CTPG	

Copyright © 2023 Artea Green Ventures Pty Ltd. All rights reserved.

The contents of the independent environmental audit conducted by Artea Green Ventures Pty Ltd, including but not limited to text, images, graphics, and other materials, are protected by copyright and other intellectual property laws. This material is solely owned by Artea Green Ventures Pty Ltd unless otherwise stated. No part of the independent environmental audit report may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of Artea Green Ventures Pty Ltd. Unauthorised use, reproduction, or distribution of any part of the independent environmental audit report may result in civil and criminal penalties, as permitted by applicable laws. Artea Green Ventures Pty Ltd reserves all rights not expressly granted in this copyright statement. For inquiries or permissions related to the use of the independent environmental audit report, please contact Artea Green Ventures Pty Ltd directly.



CONTENTS

Inde	pender	nt Audit Report	i
Exec	utive S	Summary	iii
1.0	Introd	uction	1
1.	1 Proje	ect Background	1
	1.1.1	Project Area and Site Layout (EIS, Urbis August 2022)	1
	1.1.2	Project Description	3
	1.1.3	Staging of Construction	3
1.	2 Audi	t Team	5
1.	3 The	audit objectives	5
1.	4 Audi	t scope	5
1.	5 Audi	t Period	6
1.	6 Proje	ect Activity	6
2.0	Audit	methodology	7
2.	1 Sele	ction and endorsement of audit team	7
2.	2 Audi	t Scope Development	7
2.	3 Audi	t Process	7
	2.3.1	Opening Meeting	7
	2.3.2	Conduct of Audit	7
	2.3.3	Closing Meeting	8
	2.3.4	Audit Attendance and Site Personnel Interviewed	8
2.	4 Site	Inspections	8
2.	5 Cons	sultation	9
2.	6 Com	pliance Status Descriptors	9
3.0	Audit	findings	10
3.	1 List o	of the Approvals and Documents Reviewed	10
3.	2 Sum	mary of the assessment of compliance	12
3.	3 Sum	mary of Non-compliances during the Audit Period	12
3.	4 Sum	mary Of Any Notices, Orders, Penalty Notices or Prosecutions	12



	3.5 S	ummary of Complaints	. 13
	3.6 D	etails of Incident	. 13
	3.7 A	dequacy Of Environmental Management Plans, Sub-Plans and Compliance Documents	s13
	3.8 C	onsultation with DPHI and stakeholders	. 13
	3.9 O	ther Matters Considered Relevant by the Auditor or the Department	. 14
	3.10	Assessment of Actual and Predicted Mitigation Measures	. 14
	3.11	Evidence of Site Inspection.	. 18
	3.12	Key strengths and environmental performance	. 19
	3.13	Previous Audit Findings and Status	. 20
4.0) Au	dit Conclusion and Recommendations	. 26
5.0) LIN	IITATIONS	. 27
ΑF	PEND	IX A – Independent Audit Table – SSD-39005127	. 28
ΑF	PEND	IX B – Planning Secretary Agreement Of Independent Auditors	. 81
ΑF	PEND	IX C – Consultation Records	. 82
ΑF	PEND	IX D – Independent Audit Declaration Form	. 84
AF	PPEND	IX E – Site Inspection Photos	. 86
ï	IST	OF FIGURES	
		Proposed Site Plan (source: Architectus)	2
		Proposed Site Connection (source, Architectus)	
_	-	Summary of the Assessment of Compliance – SSD-39005127-Mod-1 Meriden Schage 1 Works	
L	IST	OF TABLES	
Та	ble 1:	Audit Team Qualifications and Experience	5
		Interviewed Site Personnel	
		Compliance Status Descriptors Consultation Results	
		Summary of mitigation measures and their implementation	
		Previous Audit Findings and their Status (IA1)	



EXECUTIVE SUMMARY

The Audit Report presents findings from the second Independent Audit (IA2) for the Meriden School Design and Creative Arts Project, located at 3 Margaret Street and 30-32 Redmyre Road, Strathfield (Lot 10 DP 862040 and SP16610), under SSD-39005127. This audit examined construction activities delivered to Meriden Schools by Carmichael Tompkins Property Group (CTPG) as Project Manager and Buildcorp Group Pty Ltd (Buildcorp) as Contractor, with construction starting on 10 November 2023.

The audit followed the Conditions of Consent (CoC) D41 of SSD-39005127-Mod-1 and the 2020 Independent Audit Guideline Post Approval Requirements (IAPAR). Artea Green Ventures Pty Ltd (AGV) served as the Independent Auditor, approved by the Department of Planning and Environment on 10 August 2023 (Appendix B). The audit covered construction activities and records from 7 February 2024 to 3 June 2024, including a site inspection on 3 June 2024. The main goal was to evaluate compliance with the Conditions of Consent in SSD-39005127 Schedule 2 Parts A to D, including Appendix 1 Advisory Notes, and to assess the implementation of construction environmental management plans and subplans.

Summary of Findings

Detailed findings are presented in Section 3 and Appendix A. The summary of findings during this IA2 is as follows:

- This is the second audit conducted against the conditions of SSD-39005127, specifically related to the completion of Construction Certificate CC1 works, including demolition and early works (site establishment, bulk excavation works, and piling), and the delivery of Construction Certificate CC2 structure up to and including the ground floor slab.
- The audit period covers from 7 February 2024 to 3 June 2024. This involved site inspections, interviews, and a review of records as evidence of compliance with SSD-39005127 conditions Schedule 2, from Part A (Administrative) to Part D (During Construction) requirements.
- A total of 192 Conditions of Consent (CoCs) under SSD-39005127-Mod-1 were assessed.
- Ninety-one (91) CoCs were found to be compliant.
- One hundred one (101) CoCs were not triggered.
- There was no non-compliant raise during this audit.

Key Strength

The audit findings highlight the commendable environmental performance of the Meriden School Design and Creative Arts Project, particularly during the demolition and early works phase. Key strengths observed include:

- Efficient implementation of mitigation measures, such as tree protection, traffic controls, erosion and sediment controls, dust and spoil management.
- No complaints were received during the audit period.



The project team has successfully managed to balance construction activities with environmental responsibilities, ensuring that all necessary precautions and best practices are in place to minimise environmental impact.

Overall Environmental Performance Statement

The Independent Audit (IA2) rated the environmental performance of the Meriden School Design and Creative Arts Project as highly satisfactory. The audit, following CoC D41 and the 2020 IAPAR guidelines, shows compliance with approval conditions. The measures taken align well with the approved construction environmental management plans, reflecting a responsible approach to implementing environmental mitigation measures.

The Auditor wishes to express gratitude for the exceptional level of organisation, cooperation, and assistance provided by the auditees throughout the Independent Audit process.



1.0 INTRODUCTION

Buildcorp Group Pty Ltd (Buildcorp) has been contracted by the Project Manager, Carmichael Tompkins Property Group (CTPG), who is representing Meriden School (the Applicant), to carry out the Stage 1 works (the Project) under the SSD-39005127 Conditions of Consent.

This audit was carried out in adherence to the Conditions of Consent (CoC) D41 as specified in SSD-39005127 and as per the Independent Audit Guideline Post Approval Requirements of Department of Planning and Environment 2020 (IAPAR 2020).

Artea Green Ventures Pty Ltd (AGV) was engaged by Buildcorp as the Independent Auditor, and their appointment was endorsed by the Department of Planning and Environment now NSW Department of Planning, Housing and Infrastructure (The Department) on 10 August 2023 (Appendix B).

The audit period encompassed Stage 1 construction activities and review of records between 7 February 2024 to 3 June 2024. The audit involved a comprehensive examination of records, interviews with key personnel, and a site inspection on 3 June 2024.

The primary aim was to evaluate compliance with the Conditions of Consent outlined in SSD-39005127 Schedule 2 Part A to Part D including Appendix 1 Advisory Notes and to assess the implementation of construction environmental management plans and subplans.

1.1 Project Background

1.1.1 Project Area and Site Layout (EIS, Urbis August 2022)

The senior school campus forms a village of diverse architectural styles, each expressing its individuality. These structures connect on the ground plane through landscaping and at the first level via a continuous elevated breezeway link, creating a cohesive setting. The design of the proposed buildings considers this village-like context.

Situated in the northern section of the Senior Campus, facing Redmyre Road, the new DaCA building occupies the north-western corner, while the new Social Science Building is positioned in the north-eastern corner. The Wallis Building, centrally located within the site, serves as a separator between the two proposed structures. Site layout is presented in **Figure 1**.

The placement of the new buildings has been carefully planned to maintain a harmonious connection between ground and upper levels across the entire site, as illustrated in **Figure 2**. A level 1 bridge connection is proposed to link the DaCA building with the Wallis Building. Additionally, the existing admin building (Ethel B. Wallis Memorial Building) is slated for refurbishment and internal connection with the Social Science building at the ground level.



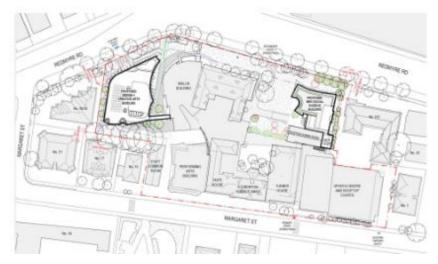


Figure 1 Proposed Site Plan (source: Architectus)

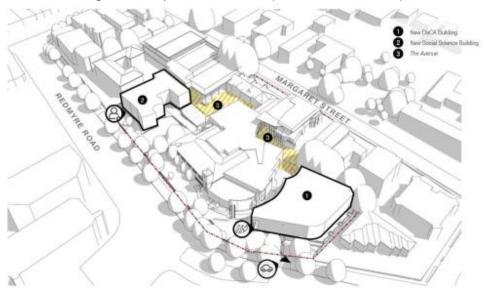


Figure 2 Proposed Site Connection (source, Architectus)



Source: Architectus



1.1.2 Project Description

The Project comprises of the following:

- Demolition of the existing demountable to the northwest of the Senior School, for the construction of DaCA. The DaCA building is 3 storeys tall with a rooftop terrace and comprise two levels of basement. The existing secondary driveway along Redmyre Road is proposed to be modified to provide vehicle access into this new basement. A new pedestrian access gate is also proposed along Redmyre Road and adjacent to the vehicle access. Level one connection is also proposed from the DaCA building to the existing Wallis Building.
- Demolition of existing DaCA building to the northeast of the Senior School for the
 construction of a new Social Science Building. The Social Science building is 3 storeys
 tall, comprise part 2 basement levels of general learning and staff areas and a rooftop
 terrace. The existing swimming pool located next to the existing DaCA building is also
 proposed to be replaced with open space area and volleyball court.
- The existing Admin Building (the Ethel B. Wallis Memorial Building) is proposed to be modified (including demolition of the 'Pottery Building' portion) to provide internal connection to the proposed Social Science building.
- The removal of trees for the construction of the basement for the new DaCA building and the Social Science Building.
- Additional landscaping is proposed throughout the development area to integrate the proposed buildings with the existing school buildings.
- Increase the current senior school student cap to 1,224 students, plus the allowance for this capacity to exceed up to a maximum 20 additional students to allow for unanticipated enrolment fluctuations on a temporary basis. (note: the current student cap for the senior school campus is 1,080 students + 20 for enrolment fluctuation – as approved under SSD 9692).

1.1.3 Staging of Construction

The works will be delivered in two stages (Staging Report, CTPG July 2023), as described below:

Staging & Commencement				
Stage	Description	Proposed Commencement	Proposed Completion	
	Design & Creative Arts Building	Immediate upon receipt of	20 months after	
	& Surrounds, including 30-32	SSDA Conditions of Consent	commencement. Forecast	
Stage 1	Redmyre Rd	and satisfaction of pre-	for February 2025.	
		commencement conditions.		
		Forecast for July 2023.		
Stage 2	Social Sciences Building &	Subsequent to completion &	20 months after	
Stage 2	Surrounds	operation of Stage 1.	commencement	

This audit covers the Stage 1 works only.



Stage 1



Stage 2





1.2 Audit Team

The audit team (including qualifications and experience) is presented on Table 1.

Table 1: Audit Team Qualifications and Experience

Name	Company	Role	Qualifications
Annabelle Tungol	Artea Green Ventures Pty Ltd	Lead Auditor	Bachelor of Science in Chemical Engineering Exemplar Global Certified Lead Environmental Auditor (Certificate No.: 119536) Expiration: 13 November 2024

1.3 The audit objectives

The purpose of this audit is to meet the requirements outlined in SSD-39005127 Condition of Consent (CoC) D41 and IAPAR 2020. Its primary objectives are to verify compliance with the specified CoCs and assess the effectiveness of construction environmental management plan (CEMP) during the construction activities carried out by Buildcorp.

1.4 Audit scope

The scope of this Independent Audit as per the IAPAR 2020 included the following:

- an assessment of compliance with:
 - all conditions of consent applicable at this stage of works delivered by Buildcorp under Construction Certificate 1.
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Construction Environmental Management Plans and Sub-plans; and
- 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 of Planning and Environment (the Department), and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any).
- a high-level 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.

1.5 Audit Period

This audit covers the review of construction works covering the period between 7 February 2024 and 3 June 2024.

1.6 Project Activity

During the conduct of this audit on 3 June 2024 bulk earthworks and site establishment including site hoarding and fencing, tree protection, stabilisation or haul road, delineation of pedestrian walkway, and erosion and sedimentation controls were completed. The Project is now working under the Construction Certificate No.2 - structure up to and including the ground floor slab.



2.0 AUDIT METHODOLOGY

2.1 Selection and endorsement of audit team

In accordance with CoC D41 and Section 3.1 of the IAPAR 2020, the Independent Auditor must possess suitable qualifications, experience, and independence from the Project. The appointment is made by the Planning Secretary.

Approval for the Audit Team was granted by the Department on 10 August 2023. The confirmation letter is included in **Appendix B**, and the auditor's independence declaration, along with the Exemplar Global Certificate, is attached in **Appendix D**.

2.2 Audit Scope Development

The audit scope and checklist, based on the Project State Significant Development Conditions of Consent Requirements SSD-39005127, were prepared by AGV. Please refer to **Appendix A** in this report for further details.

2.3 Audit Process

2.3.1 Opening Meeting

The opening meeting took place on 3 June 2024, at 9:00 am, with the attendance of representatives from Buildcorp project personnel and the auditor, as indicated in Section 2.3.4. During the meeting, several key topics were discussed, including:

- Confirmation of the audit's purpose and scope.
- An overview of the Project scope and an update on the status of the works.
- Reports or occurrences of any environmental incidents, non-compliances, and complaints.
- A comprehensive explanation of the audit process, aligning with the proposed Audit Program.

2.3.2 Conduct of Audit

The audit activities encompassed the following:

- 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 2020.
- Reviewing the project documentation, including the Construction Environmental Management Plan (CEMP) and sub-plans, to ensure compliance with the SSD-39005127.
- Conducting a thorough site walk on 3 June 2024 to assess the implementation of mitigation measures and environmental controls.



- Performing the audit using a checklist prepared based on the Development Consent Conditions, which involved interviewing personnel and examining records provided as evidence of compliance on 3 June 2024.
- Identified findings were discussed during the closing meeting, and any necessary actions resulting from site inspections were promptly communicated to site personnel and addressed without delay.

2.3.3 Closing Meeting

On 3 June 2024, at 2:00 pm, a closing meeting was conducted via a phone conversation, followed by the email transmission of findings and a completed checklist with representatives from Buildcorp and AGV. This session involved discussions on general feedback and audit findings. The AGV auditor expressed appreciation for the cooperation, transparency, and hospitality demonstrated by the Buildcorp staff throughout the audit process.

2.3.4 Audit Attendance and Site Personnel Interviewed

The following table presents the name and position of project personnel interviewed.

Table 2. Interviewed Site Personnel

Name	Company	Position
Koleena Ng	Buildcorp Pty Ltd	Project Engineer
Nick Zambounis	Buildcorp Pty Ltd	Project Manager
Jack Flood	CTPG	Project Manager

2.4 Site Inspections

A comprehensive site walk was carried out on 3 June 2024 within the construction area, with particular attention given to the following control measures:

- Tree management and protection.
- Erosion and sedimentation controls, such as sediment fences and measures implemented around pits.
- Ensuring stabilised access and egress points.
- Monitoring and addressing dust and mud tracking on the roads surrounding the site.
- Proper storage and management of chemicals and construction waste.
- Implementation of traffic management measures.
- Displaying adequate site signage.
- Noise and vibration monitoring.
- Maintaining a high standard of general housekeeping.



2.5 Consultation

On 29 May 2024, AGV engaged in consultation with the Department to seek their input regarding the scope of the Independent Audit and to ascertain whether there was a need to involve other stakeholders, as outlined in Section 3.2 of the IAPAR 2020. For detailed information on the outcomes of the consultation with the relevant agencies, refer to Section 3.6 of this report. The consultation records can be found in **Appendix C**.

2.6 Compliance Status Descriptors

The compliance status of each consent condition requirement in the Audit Table was assessed using the appropriate descriptors provided in Table 3, following the guidelines outlined in the IAPAR 2020. The meanings and interpretations of these descriptors were considered when determining the compliance status for each requirement.

Table 3: 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.

As per the IAPAR 2020, as part of the Audit evaluation, the auditor may make observations, including identifying any opportunities for improvement in relation to any compliance requirement or any other aspect of the project. Any observations or notes are in addition to the compliance status descriptor assigned to each compliance requirement, limited to the descriptors listed in Table 3.



3.0 AUDIT FINDINGS

3.1 List of the Approvals and Documents Reviewed

The primary documents reviewed or presented as evidence during this audit are as follows:

- Alteration And Addition to Meriden Senior School Ssd-39005127 Environmental Impact Statement Prepared for Meriden School 12 August 2022
- Response To Submissions Ssd-39005127 Alteration and Addition to Meriden Senior School 24 May 2023 by Urbis
- Meriden School SSD-39005127 Staging Report 6 July 2023
- Development Consent SSD-39005127 date 7 August 2023 Staged alterations and additions to Meriden Senior School
- SSD-39005127-Mod-1 17 May 2024 Team Leader To modify the consent to undertake internal and external design changes to the DaCA Building, landscape alterations at 30-32 Redmyre Road, and the deletion of condition A7(c) relating to a limit on staff numbers
- Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 -Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building
- Certificate Number: 24000087 / 2 CC2 by MBC Group, date of issue 8 March 2025 for Structure up to and including the ground floor slab - Design and Creative Arts building
- Training records and Record of Inducted Workers conducted from 7 February 2024 to 3 June 2024.
- Construction and Environmental Management Plan (C.E.M.P) Meriden Senior School Design and Creative Arts (DaCA) 28 Redmyre Rd, Strathfield NSW 2135 Project No: BN1090 Rev 2, 10 January 2024. Email from Certifier MBC Group was received on 11 January 2024.
- Safety and Environmental Walks Inspections Buildcorp from 7 February 2024 to 3 June 2024
- Work zone Permit 18 January 2024 Strathfield Council Ref: 20232028 Dates of Works Zone effect: Monday 22nd January to Sunday 1st December 2024 Hours of Works Zone: 7:00AM to 6:00PM Monday to Friday and 8:00AM to 1:00PM Saturday Works Zone Length: 39 metres
- Email from Stratfield Council confirming the Hoarding Permit as included in the Work Zone Permit dated 7 June 2024
- NSW Portal lodged CC/2 Application form, accepted 8 Mar 2024
- Sydney Water Building Plan Approval and accompanying documentation prepared by Sydney Water, dated 31.10.23
- Mechanical Design Statement prepared by Shelmerdines Consulting Engineers, endorsed by James Aye dated 7 Feb 2024
- Electrical Design Plans prepared by Shelmerdines Consulting Engineers DWG, received 13 Feb 2024



- Mechanical Design Plans prepared by Architectus Australia Pty Ltd DWG A1001 (E), A1000 (E), dated 19 Dec 2022
- Design Statement Vertical Transportation prepared by Kleemann, endorsed by George Soury dated 8 Feb 2024
- Structural Design Statement (Ground Anchors Only) prepared by Morrow, endorsed by Alan Morrow dated 22 Feb 2024
- Fire Assessment Report No. 21505, Rev 4.0 prepared by Warrington Fire for Lift Landing Doors dated 29 Feb 2023
- Structural Design Statement (Post-tensioned Slab Only) prepared by PT Works, endorsed by Ben Cheong dated 22 Feb 2024
- Structural Design Plans prepared by enstruct group DWG's, received 4 Mar 2024
- Civil Design Statement prepared by enstruct, endorsed by Phillip Lambley dated 21 Feb 2024
- Structural Design Statement (Piles Only) prepared by Pile Design Solutions, endorsed by Stephen Hutchings dated 19 Feb 2024
- Architectural Design Statement prepared by architectus, endorsed by Jacqueline Bokor dated 4 Mar 2024
- Electrical Design Statement prepared by Shelmerdines Consulting Engineers DWG, received 22 Feb 2024
- Civil Design Plans prepared by enstruct, DWG's, received 4 Mar 2024
- Record of Inspection pursuant to Section 16 of EP&A (Development Certification and Fire Safety) Regulation 2021 (CC)
- DA Condition C16 Construction Environmental Management Plan Rev 2 prepared by Buildcorp dated 10 Jan 2024
- DA Condition D24 Disposal of Seepage and Stormwater Approval prepared by Sthrathfield Council, endorsed by Heath Fayad dated 22 Feb 2024
- DA Condition B8(b) Works Permit (Vehicular Crossing) prepared by Strathfield Council, endorsed by Fredrick Thinesh dated 31 Oct 2023
- https://www.meriden.nsw.edu.au/about-us/future-planning/



3.2 Summary of the assessment of compliance

A summary of the assessment of compliance i.e., comparison between the total number of compliance requirements and any non-compliances identified during this reporting period is presented in the graph below.



Figure 3. Summary of the Assessment of Compliance – SSD-39005127-Mod-1 Meriden School DACA Stage 1 Works.

The SSD-39005127 - Schedule 2 Conditions of Consent was divided into the following Parts:

Part A - Administrative Conditions

Part B - Prior To Issue of A Construction Certificate

Part C - Prior To Commencement of Construction

Part D - During Construction

Part E - Prior To Issue of Occupation Certificate / Commencement of Operation

Part F - Post Occupation

APP1 – Advisory Notes

APP2 - Appendix 1 - Written Incident Notification and Reporting Requirements

3.3 Summary of Non-compliances during the Audit Period

There was no non-compliance reported during this audit period.

3.4 Summary Of Any Notices, Orders, Penalty Notices or Prosecutions

No notices, orders, penalty notices, or prosecutions have been issued or imposed during this audit period.



3.5 Summary of Complaints

As per condition A23 of SSD-39005127, the Applicant was required to keep a record of all complaints received on the project. The Complaints Register was to be updated monthly and made publicly available on the project website https://www.meriden.nsw.edu.au/wp-content/uploads/2023/10/Meriden-Complaints-Register-October-2023.pdf.

There were no complaints received since the commencement of construction.

3.6 Details of Incident

There were no reportable incidents as defined by the condition of consent during the audit period.

3.7 Adequacy Of Environmental Management Plans, Sub-Plans and Compliance Documents

The adequacy, implementation, and maintenance of the Construction Environmental Management Plan (CEMP) and its sub-plans were assessed and found satisfactory for the ongoing construction activities. Buildcorp's CEMP was updated to revision 02 on 10 January 2024 to address the auditor's findings and was approved by the Certifier on 11 January 2024. Since then, no changes have been made, and the CEMP remains applicable for the current stage works.

The implementation of the CEMP and its sub-plans was verified through site inspections, interviews, and record reviews, as detailed in Appendix A and Section 3.11. Relevant photographs supporting the findings are included in Appendix E.

The following management plans were assessed:

- Construction Traffic and Pedestrian Management Plan
- Construction Noise and Vibration Management Plan
- Construction Soil and Water Management Plan
- Unexpected Finds Protocol for Contamination
- Unexpected Finds Protocol for Heritage
- Waste Classification and Management
- Construction Worker Transportation Strategy
- Driver Code of Conduct

3.8 Consultation with DPHI and stakeholders

The table below presents the results of the consultation process and the feedback received from the Department and other stakeholders, as requested by the Department. The consultation email was sent to the Department on 29 May 2024. The detailed consultation records can be found in **Appendix C** of this report.



Table 4: Consultation Results

Stakeholder	Comments	Response to feedback
Department of Planning Housing Infrastructure (Department or DPHI)	During the audit, the Department requested to confirm that all relevant documents between the closing meeting of the previous audit 20/12/23 and the end of the previous audit period, 6/2/24 have been reviewed and compliant.	All relevant documents between the previous audit to the conduct of this second audit have been reviewed and compliant. There was no non-compliance raised during this audit.
	Ensure that the audit period for IA2 is concluded with the date of the closing meeting and site inspection.	This audit (IA2) undertook the site inspection and closing meeting on 3 June 2024.

3.9 Other Matters Considered Relevant by the Auditor or the Department

There are no other matters considered relevant by the auditor and the Department apart from the above consultation feedback.

3.10 Assessment of Actual and Predicted Mitigation Measures

The audit assessed the real impacts resulting from the execution of construction works under Buildcorp's jurisdiction and verified their alignment with the anticipated impacts outlined in the updated mitigation measures as per the Environmental Impact Statement (EIS). In summary, the observed impacts remained in line with the predicted impacts, and no new impacts emerged from the construction works.

A summary of the assessment is presented in Table 5.

Table 5: Summary of mitigation measures and their implementation.

Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
Traffic and Transport	Impacts on road network from construction and operational phase	Implementation of a Green Travel Plan and Operational Transport and Access Management Plan prepared by TTW. Finalise and implementation Preliminary Construction Traffic Management Plan prepared by TTW.	Y



Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
	Additional demand on car parking spaces.	Provision of 53 staff car parking within the basement of DaCA.	Not Triggered
Noise and Vibration	Noise generation during the construction and on-going operation	Implementation of the recommendations contained within the Noise Impact Report prepared by RDWI.	Y
Visual Impacts	Adverse visual impacts to surrounding developments	Compliance with the SSDA building height.	Y
Privacy	Adverse impact on visual privacy of surrounding residential properties	Maintain proposed building setback and landscaping along the side boundaries.	Y
Environmental Performance / ESD	Irreversible increase in energy usage	Adhere to ESD measures within the ESD Report prepared by Northrop	Y
Contamination	Exposure of contamination or hazardous materials during construction and operation	Adopt the recommendations of the Detailed Site Investigation prepared by Douglas Partners and implement the Remediation Action Plan prepared by Douglas Partners	Y
Heritage	Advise impact to the heritage significance of Meriden campus	Prior to the issue of a Construction Certificate a Photographic Archival Recording should be undertaken in the areas of the proposed works and must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.	Y
Tree removal	Impact on retained trees	Adhered to the Arborist Report recommendations prepared by TreelQ,	Y
Aboriginal Heritage	Disturbance of previously unidentified items of aboriginal heritage	Recommendation 1 – No further assessments are required. No further archaeological assessment is required for the study area. Although general measures will need to be undertaken. If the changes are made to the proposed works and impacts occur beyond the defined assessment boundary (Figure 1), further investigations will be required and an addendum ACHA undertaken.	Y



Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
		An addendum ACHAR will require further consultation with RAPs.	
		Unexpected Finds:	
		Aboriginal objects are protected under the NPW Act regardless of whether they are registered on AHIMS or not. If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease, and an archaeologist called in to assess the finds.	
		If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval must then be sought if Aboriginal objects are to be moved or harmed.	
		In the extremely unlikely event that human remains are found, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the Heritage NSW may also be contacted at this time to assist in determining appropriate management Recommendation 2 – Submit ACHA to AHIMS	
		In accordance with Chapter 3 of the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011) the ACHA should be submitted for registration on the AHIMS register within three months of completion	
Archaeological Heritage	Found or disturbance of previously unidentified earlier structures, or associated occupational deposits that are of Archaeological significance	An Archaeological Research Design (ARD) should be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of potential locally significant relics across the subject site. This should include methodologies for monitoring of excavation activities in areas of identified archaeological potential across the site and for an archaeological testing program if required	Y



Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
Waste	Excessive waste generation.	Construction waste	Υ
		The successful construction contractor will be responsible for finalising the detailed construction Waste Management Plan (WMP).	
		Operation waste	
		Implementation of the Operational Waste Management Plan (WMP) prepared by Elephant Foot.	
		Waste management within the proposed buildings will follow the existing waste management system at the Senior Campus.	
Stormwater Adverse impact on the quality of stormwater runoff (Operation)	Stormwater Adverse impact on the quality of stormwater runoff (Operation)	Implementation of the Civil Engineering Report prepared by TTW as part of the detailed design process.	Not Triggered
Social Impact	General disruption to community associated with construction and operation	Implement the all the recommendations of the TAIA including: • Development of a Construction Traffic Management Plan prior to the construction of the school • Development a GTP and OTAMP prior to the operation of the proposal. • Continue to communicate with stakeholders and the community about the implementation of measures to reduce the negative impacts of traffic and parking around the school.	Y
Construction	Construction Impacts associated with public safety, visual amenity, noise, waste and traffic management in the locality during construction	Finalisation and implementation of the draft Construction Environmental Management Plan prepared by Buildcorp.	Y



Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
	management in the locality during construction.		
Soil and Water	Impact on water table	Adhere to erosion and sediment control measures prepared by TTW and the Geotech report prepared by Douglas Partners.	Y
Infrastructure provision	Adequate connection to infrastructure and utilities and adequate infrastructure capacity.	Adhere to the required augmentation details outlined in the Hydraulic and Electric Service report.	Y

3.11 Evidence of Site Inspection

Please refer to Appendix E for photos taken during the inspection on 3 June 2024. These images visually document the site and support the observations and findings in the report.

In this second audit, the Applicant, represented by Buildcorp, showcased the successful implementation of mitigation measures in accordance with the conditions of approval and the Construction Environmental Management Plans (CEMP) and sub-plans:

- Tree protection measures have been implemented.
- Traffic controls, encompassing pedestrian signage, pathway adjustments, the presence of a traffic controller, temporary relocation of the bus stop, and adherence to the designated truck haulage route outlined in the Construction Traffic Management Plan (CTMP), have been effectively enforced.
- Efficient erosion and sediment controls have been put in place.
- There have been no reported instances of mud tracking on the road. Additionally, a rumble grid has been positioned at the site access/egress point, complemented by regular road sweeping.
- Appropriate measures for safeguarding trees have been instituted.
- Boundary screening and signage have been properly installed.
- The visible display of a Council permit for hoardings installation has been ensured.
- Diligent spoil management practices have been adhered to, involving the segregation of materials and covering potential contaminated substances.
- Onsite provisions include an easily accessible first aid kit, an equipment maintenance register, and spill kits.
- General housekeeping standards have been consistently maintained at a satisfactory level.



3.12 Key strengths and environmental performance

Key Strength

The audit findings highlight the commendable environmental performance of the Meriden School Design and Creative Arts Project, particularly during the demolition and early works phase. Key strengths observed include:

- Efficient implementation of mitigation measures, such as tree protection, traffic controls, erosion and sediment controls, dust and spoil management.
- No complaints were received during the audit period.

The project team has successfully managed to balance construction activities with environmental responsibilities, ensuring that all necessary precautions and best practices are in place to minimise environmental impact.

Overall Environmental Performance Statement

The Independent Audit (IA2) rated the environmental performance of the Meriden School Design and Creative Arts Project as highly satisfactory. The audit, following CoC D41 and the 2020 IAPAR guidelines, shows compliance with approval conditions. The measures taken align well with the approved construction environmental management plans, reflecting a responsible approach to implementing environmental mitigation measures.

The Auditor wishes to express gratitude for the exceptional level of organisation, cooperation, and assistance provided by the auditees throughout the Independent Audit process.



3.13 Previous Audit Findings and Status

The following Table presents the previous audit findings and their status.

Table 6 Previous Audit Findings and their Status (IA1)

Issue No.	SSD #	Compliance Status	Compliance requirement	Independent Audit findings and Recommendations	Applicant Response	Status
IA1-NC-01	C15	Non-compliant	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.a u/majorprojects/assessment/post-approval Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Non-Compliant: The CEMP was not prepared as per the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020) requirements. The following EMP framework requirements were missing: 4.1. Relationship to existing EMS 4.2. Environmental management structure and responsibilities 4.3. Legal and compliance requirements 4.4. Training and awareness 4.5. Environmental risk assessment 4.6. Hold points 4.8. Environmental Inspections 4.9. Environmental monitoring program 4.10. Environmental reporting 4.11. Environmental control maps or plans	The CEMP has been reviewed and updated in accordance with the Environmental Management Plan Guideline DPIE April 2020. Additionally, Buildcorp's Environmental Management System has received certification under ISO 14001-2015. The CEMP updates include a preface on Page 5 highlighting the link to the ISO14001:2015 Certification, the addition of Appendix D containing the ISO14001:2015 Certificate, the inclusion of Appendix E containing the Environmental Risk Register, and the establishment of a link	Closed



Issue No.	SSD #	Compliance Status	Compliance requirement	Independent Audit findings and Recommendations	Applicant Response	Status
				4.13. Compliance monitoring and reporting	between the CEMP and Buildcorp EMS.	
				4.14. Environmental auditing		
				4.15. Other environmental reporting	Auditor Assessment:	
				 4.16. Environmental incident and emergency planning, preparedness and response 4.17. Corrective and preventative actions 5. CEMP review and revision process 	The auditor has acknowledged the aforementioned updates and revisions to the CEMP, supported by evidence such as the Environmental Management System and	
				Recommendation: The Construction Environmental Management Plan (CEMP) must be updated to incorporate the requirements outlined in the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). This update is essential to ensure compliance with the Conditions of Consent and to uphold a high standard of environmental performance.	ISO 14001:2015 certificate. With this provided evidence, the auditor is now satisfied that this condition has been complied with, and the non- compliance issue is considered closed.	
				In accordance with Condition A31, the revised CEMP must be submitted to the Planning Secretary and/or Certifier for approval and/or information (where relevant) within six weeks of the		



Issue No.	SSD #	Compliance Status	Compliance requirement	Independent Audit findings and Recommendations	Applicant Response	Status
				review/update. This timeframe is mandated to facilitate regular updates to strategies, plans, and programs and to incorporate any recommended measures for enhancing the environmental performance of the development.		
IA1-Note- 01	A31	Compliant Note	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. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve	Refer to Condition C15 for the update of the CEMP. Note: As the result of this audit and review of the CEMP, the auditor recommends the update of the CEMP to ensure that it complies with the requirement of Condition C15 – prepared in accordance with the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). The revised CEMP must be submitted to the Department/Certifier within sixweeks from 10 January 2024.	Buildcorp has updated the CEMP to Revision 2 on 10 January 2024 and submitted to the Certifier on 10 January 2024. Acknowledgment was received from the Certifier on 11 January 2024. Submission to the Certifier was conducted on 10 January 2024 within 6 weeks from the update.	Closed



Issue No.	SSD #	Compliance Status	Compliance requirement	Independent Audit findings and Recommendations	Applicant Response	Status
			the environmental performance of the development.			
IA1-Note- 02	C9	Compliant Note	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases. (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development. (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development.	The Community Communication Strategy: (a) Section 3- identify people to be consulted during the design and construction phases. (b) Section 4.1- set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development. (c) Section 4.1.1 - provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development.	As art of the update of the updated of CEMP to Revision 2 on 10 January 2024 the Community Communication Strategy Plan (CCSP) Section 1.1 Table 1 Cross Reference with the correct Condition number was updated.	Closed
			(d) set out procedures and mechanisms:	(d) set out procedures and mechanisms:		
			i. through which the community can discuss or provide feedback to the Applicant.	i. Section 4.2 - through which the community can discuss or provide feedback to the Applicant.		
			ii. through which the Applicant will respond to enquiries or feedback from the community; and	ii. Section 4.2 through which the Applicant will respond to enquiries or feedback from the community; and		
			iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation	iii. Section 4.3 - to resolve any issues and mediate any disputes that may arise in relation to construction and		



Issue No.	SSD #	Compliance Status	Compliance requirement	Independent Audit findings and Recommendations	Applicant Response	Status
			of the development, including disputes regarding rectification or compensation.	operation of the development, including disputes regarding rectification or compensation.		
			(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	e. Section 5 - include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.		
				Note-02: Cross reference at Section 1.1 Table 1 of Community Communication Strategy Plan must be updated with correct Condition from C8. A to C9.a to C9.e.		
				Recommendation: Update the Community Communication Strategy Plan (CCSP) Section 1.1 Table 1 Cross Reference with the correct Condition number on the next review of the CCSP.		
IA1-Note- 03	D44		In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:	This is the initial audit conducted during Stage 1 under CC1. The Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D39 of this consent.	The Applicant: (a) reviewed and responded to each Independent Audit Report prepared under condition D39 of this consent. (b) submitted the response to the Planning	Closed



Issue No.	SSD #	Compliance Status	Compliance requirement	Independent Audit findings and Recommendations	Applicant Response	Status
			 (a) review and respond to each Independent Audit Report prepared under condition D39 of this consent. (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary. 	(b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary	Secretary and the Certifier on 13 February 2024. (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary.	
IA1-Note- 04	D45		Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	This is the initial audit conducted during Stage 1 under CC1. Independent Audit Report and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection 14 December 2023 as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	The IA1 report and response to audit findings was submitted on 13 February 2024 within 2 months of undertaking the audit site inspection.	Closed



4.0 AUDIT CONCLUSION AND RECOMMENDATIONS

This is the second audit conducted within 26 weeks of the previous audit. The review demonstrated that the project is progressing well, with the following conclusions:

- The management plans have been meticulously developed to ensure they are fit for purpose. These plans have been effectively implemented, contributing to the project's smooth progression and compliance with regulatory requirements.
- Site environmental mitigation measures have been successfully executed on-site. These measures include:
 - Effective controls have been put in place to manage and reduce sediment runoff, protecting local water bodies and maintaining water quality.
 - Strategies have been employed to safeguard existing trees, ensuring minimal impact on the local ecosystem and promoting biodiversity.
 - Measures to control dust generation have been implemented, improving air quality and reducing health risks to workers and nearby residents.
 - Traffic management plans have been effectively executed to ensure the safe and efficient movement of vehicles and pedestrians around the construction site.
 - Controls to mitigate noise and vibration impacts have been put in place, minimizing disturbance to the surrounding community and protecting structural integrity.
 - The initial setup of the construction site has been conducted efficiently, with all necessary facilities and infrastructure established to support ongoing activities.
 - Security measures have been implemented to protect the site from unauthorised access and ensure the safety of personnel and equipment.
 - o Proper hoarding and fencing have been installed around the site to maintain safety, security, and visual appeal.
- All construction-related documentation and records are up-to-date and well-maintained. This
 ensures transparency, accountability, and ease of access for future reference and audits.
- The project strictly adheres to the designated working hours, with no construction activities
 occurring outside of these hours. This compliance helps to minimise disturbances to the local
 community and aligns with regulatory requirements.
- To date, no environmental incidents have been reported.
- The audit did not raise any issues, and consequently, no response to audit recommendations is required for this period.

Overall, these findings indicate that the project is adhering to the required environmental conditions of consent and construction standards, demonstrating strong management practices and proactive measures to mitigate potential impacts. Detailed findings are presented in Section 3 and Appendix A.



5.0 LIMITATIONS

Artea Green Ventures Pty Ltd (AGV) has provided this Document to Buildcorp Group Pty Ltd (the Client), and it is subject to the following restrictions:

This Document is specifically prepared for the purpose outlined in the AGV proposal/contract/relevant terms of engagement or as agreed upon between AGV and the Client. AGV has relied on data, surveys, analyses, designs, plans, and other information (referred to as "the information") provided by the Client, as well as other individuals and organisations. Unless stated otherwise in the Document, AGV has not independently verified the accuracy or completeness of the information. The conclusions presented in this Document, including statements, opinions, facts, findings, and recommendations, depend on the accuracy and completeness of the information. AGV cannot be held responsible for incorrect conclusions if the information is incomplete, incorrect, concealed, withheld, misrepresented, or not fully disclosed to AGV.

For compliance with design and the Building Codes of Australia (BCA) and the satisfaction of the Independent Verifier/Certifier/Certifying Authority, the Independent Audit relied on confirmation from the Independent Verifier/Certifier/Certifying Authority that these conditions were met. The Independent Audit did not assess the works against the design or BCA requirements itself, nor did it examine the steps taken by the Independent Verifier/Certifying Authority to verify compliance with the design.

The assessment of actual impacts and predicted impacts in the Environmental Impact Assessment(s) was a high-level qualitative assessment. The Environmental Impact Assessment(s) included numerous studies and predictions based on observations, measurements, and modelling of the existing environments and potential project outcomes (including mitigation measures). A comprehensive assessment of the accuracy of these predictions would require additional studies using actual data points as inputs. Unless specified in the Document, there is no requirement, to the Auditor's knowledge, to undertake such studies, and they are not part of this Independent Audit.

Audits of all post-approval documents, including an evaluation of the implementation of Environmental Management Plans and Sub-plans, utilise a Judgement Based Sampling (JBS) technique, which is a sampling technique used in auditing to select items or transactions for examination based on the auditor's professional judgment and expertise. The auditor considers various factors and uses their professional judgment to select items that are deemed to be more significant, risky, or representative of the population being audited. These factors may include the auditor's knowledge of the client's operations, industry-specific risks, materiality thresholds, and areas of higher inherent risk.

This Document is prepared exclusively for the Client's benefit and should not be used, in whole or in part, in other contexts or for any other purpose. AGV holds no responsibility for the use of this Document by any other party. AGV will not be liable to any other person or organisation for any matter addressed in this Document or for any loss or damage suffered by any other person or organisation resulting from the matters discussed or conclusions expressed in this Document (including negligence by AGV). Parties other than the Client should not rely on this Document or the accuracy or completeness of any conclusions and should conduct their investigations and seek independent advice regarding such matters.

To the best of AGV's knowledge, the facts and matters described in this Document reasonably reflect the Client's intentions at the time the Document was issued. However, changes over time, the emergence of latent conditions, or the impact of future events (including changes in applicable law) may have led to variations in the Document and its potential consequences. AGV will not be held liable for updating or revising the Document to account for any events, emergent circumstances, or facts that occur or become apparent after the Document's issue date.



APPENDIX A - INDEPENDENT AUDIT TABLE - SSD-39005127



APPENDIX A - AUDIT TABLE - SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
PART THE A	DMINISTRATIVE 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.	Site Inspection and interview on 3 June 2024.	All reasonable and feasible mitigation measures were implemented to prevent and minimise any material harm to the environment that may result from the construction of the development. The following mitigation measures were implemented: - Traffic controls, - Erosion and sedimentation controls, - Tree protection - Dust suppression. - Fencing and screening requirements - Waste management. - Remediation of the contaminated material was completed. - Archaeological areas were cleared and verified by the Excavation Director - Chemical storage.	Compliant
Terms of Co	nsent			
A2	The development may only be carried out:	Site Inspection and interview on 3 June 2024.	The development was carried out:	Compliant
	 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 Environmental Impact Statement (EIS), Submissions d) Report (RtS), unless otherwise amended by the Amendment Report, and Amended Report Submissions Report. e) generally, in accordance with the Amendment Report, and Amended Report Submissions Report; and f) in accordance with the approved plans in the table 	Development Consent SSD-39005127 date 7 August 2023 –Staged alterations and additions to Meriden Senior School Response To Submissions Ssd-39005127 Alteration and Addition to Meriden Senior School 24 May 2023 by Urbis Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building SSD-39005127-Mod-1 17 May 2024 Team Leader To modify the consent to undertake internal and external design changes to the DaCA Building, landscape alterations at 30-32 Redmyre Road, and the deletion of condition A7(c) relating to a limit on staff numbers	 (a) generally, in compliance with the conditions of this consent except for condition C15. (b) in accordance with all written directions of the Planning Secretary. (c) generally, in accordance with the Environmental Impact Statement (EIS), Submissions (d) Report (RtS), unless otherwise amended by the Amendment Report, and Amended Report Submissions Report. (e) generally, in accordance with the Amendment Report, and Amended Report Submissions Report; and (f) in accordance with the approved plans in the table 	

SSD-39005127-IA2 MERDIEN DACA AUDIT REPORT



APPENDIX A - AUDIT TABLE - SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary. b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Site Inspection and interview on 3 June 2024.	No written directions.	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), condition A2(d), and condition A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), condition A2(d), and condition A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Site Inspection and interview on 3 June 2024.	No inconsistency has been noted during this audit period.	Not Triggered
Limits of Co	nsent			
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Site Inspection and interview on 3 June 2024.	Construction commenced on 10 November 2023.	Compliant
A6	This consent does not authorise the installation of demountables within $30-32$ Redmyre Road for educational purposes. Separate planning pathways will need to be pursued (as relevant) for the installation of demountables within this property.	Site Inspection and interview on 3 June 2024.	No demountables have been installed.	Compliant
Student and	Staff Numbers			
A7	This development consent permits the following number of students and staff to be enrolled and employed within the Meriden Senior School on completion of the development: a maximum of 1224 students (an increase of 144). subject to the provisions of condition A7(a), the maximum enrolment may exceed 1224 by up to a maximum of 20 additional students to allow for unanticipated fluctuations on a temporary basis; and a maximum of 23 additional Full time equivalent (FTE) staff.	Site Inspection and interview on 3 June 2024.	Early stage of development. Not yet triggered.	Not Triggered
Prescribed (Conditions			
A8	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Site Inspection and interview on 3 June 2024. Development Consent SSD-39005127 date 7 August 2023 –Staged alterations and additions to Meriden Senior School	The Applicant generally complied with the Conditions of Consent.	Compliant
Planning Se	cretary as Moderator			
A9	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	Site Inspection and interview on 3 June 2024.	No dispute to date.	Not Triggered

SSD-39005127-IA2 MERDIEN DACA AUDIT REPORT



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
	Development, 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.			
Evidence of	Consultation			
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Site Inspection and interview on 3 June 2024. Refer to conditions B7, C18, C19, C20, C31, D27, D38	Refer to the following conditions: B7 C13 Bus zone relocation/extension C18 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) consultation with Council and TfNSW C19 Construction Noise and Vibration Management Sub-Plan (CNVMSP) community consultation C20 Construction Soil and Water Management Plan (CSWMSP) consultation with Council C31 Any amendments to the HARD must be prepared in consultation with Heritage NSW and be submitted to and approved in writing by the Planning Secretary. D27 unexpected finds -(b) depending on the possible significance of the relics, an archaeological assessment and management strategy carried out before further works can continue in that area as determined in consultation with Heritage NSW D38 Flood emergency Response has been prepared in consultation with NSW State Emergency Service (SES) and EHG, noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7.includes evidence of the consultation with the NSW SES and EHG during consultation, unless otherwise agreed by the Planning Secretary.	Compliant
Staging				
A11	The project must be constructed and operated in stages in accordance with the approved Staging Report, prepared by CTPG dated 6 July 2023. Any amendments to the proposed staging must be submitted to and approved in writing by the Planning Secretary.	Site Inspection and interview on 3 June 2024. Meriden School SSD-39005127 Staging Report 6 July 2023	The project is being constructed in stages in accordance with the approved Staging Report, prepared by CTPG dated 6 July 2023. There were no amendments noted during this audit period.	Compliant
A12	Where construction or operation is being staged in accordance with the approved Staging Report identified in condition A11, the terms of this consent/approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report dated 6 July 2023, including independent auditing requirements for each stage.	Site Inspection and interview on 3 June 2024. Meriden School SSD-39005127 Staging Report 6 July 2023	The terms of this consent/approval that apply or are relevant to the works or activities that was carried out during this audit period as per Construction Certificate CC1 were complied with as per Staging Report dated 6 July 2023, including independent auditing requirements. This audit was conducted within 26 weeks from the previous audit.	Compliant



Requirement	Evidence	Findings and Recommendation	Compliance
			Status
mbining and Updating Strategies, Plans or Programs			
The Applicant may: prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)	Site Inspection and interview on 3 June 2024.	The management plans were not staged.	Not Triggered
Any updated strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to and approved in writing by the Planning Secretary.	Site Inspection and interview on 3 June 2024.	The management plans were not staged.	Not Triggered
If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Site Inspection and interview on 3 June 2024.	The management plans were not staged.	Not Triggered
Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Site Inspection and interview on 3 June 2024.	The management plans were not staged.	Not Triggered
dequacy			
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 Building Code of Australia (BCA)	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. Structural Design Statement prepared by Enstruct, endorsed by Ross Clarke dated 08.11.23. Structural Design Statement (Ground Anchors Only) prepared by Morrow, endorsed by Alan Morrow dated 22 Feb 2024	accordance with the relevant requirements of the Building Code of Australia (BCA) as certified under CC1 and CC2 by MBC Group the Certifier. The issued Structural Design Statement, Structural Design Statement, and Structural Design Plans were listed in CC1 and CC2.	
	mbining and Updating Strategies, Plans or Programs The Applicant may: prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). Any updated strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to and approved in writing by the Planning Secretary. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing. dequacy All new buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the Building Code of Australia	The Applicant may: prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program required by this consent (if a clear relationship is demonstrated between the strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or program required by this consent, and the strategy of the strategy plan (including management plan, architectural or design plan), or program prepared in accordance with condition at the submitted to and approved by the Planning Secretary under this consent, must be submitted to and approved by the Planning Secretary under this consent, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent. Undated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requirements of the Building Code of Australia	The Applicant may: presone and submit any strategy, plan (including management plan, architectural or design plan) or program reputed by the consent on a stept beass of a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for relationship of the stage to any future stages and the trigger for relationship of the stage to any future stages and the trigger for relating plan (including management plan, architectural or design plan) or program required by this consent (in clear relationship) is demonstrated between the strategies, plans (including management plan, architectural or design plan), or program required by this consent (in clear relationship) is demonstrated under this consent are updated on a regular basis and incorporate additional measures or amendments to impress the strategies, plans (including management plan, architectural or design plan), or programs required by the consent (in or more the strategies, plans (including management plan, architectural or design plan), or programs required by the consent (in or more than a regular basis and incorporate additional measures or amendments to impress the strategies, plans (including management plan, architectural or design plan), or programs prepared in accordance with condition and the development). If the Planning Secretary plane, a strategy plan (including management plan, architectural or design plans) or program may be submitted to and approved in writing by the planning Secretary under this consent, must be authorition that on an approved in writing by the planning Secretary under this consent. Updated strategies, plans (including management plan, architectural or design plans) or program may be submitted to an approved with the condition that requires the strategy plan and architectural or design plans, or program may be submitted to an approve



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
		Structural Design Statement (Post-tensioned Slab Only) prepared by PT Works, endorsed by Ben Cheong dated 22 Feb 2024		
		Structural Design Plans prepared by Enstruct Group DWG's, received 4 Mar 2024		
		Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building		
External Wal	lls and Cladding			
A18	The external walls of all buildings including additions to existing buildings must	Site Inspection and interview on 3 June 2024.	Not yet covered during this audit period.	Not Triggered
	comply with the relevant requirements of the BCA.	Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building		
External Mat	terials			
A19	External Materials The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2(e).	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	Not yet covered during this audit period.	Not Triggered
Applicability	of Guidelines			
A20	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.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building	Noted, the Applicant adheres to this condition as certified by the Certifier.	Compliant
A21	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.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building	No directions has been issued during this audit period.	Not Triggered



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A22	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, noncompliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Site Inspection and interview on 3 June 2024. Weekly Safety Walks from December 2023 to June 2024 by Buildcorp	Independent Environmental Audits were conducted as per the IAPAR 2020 audit frequency. This is the second audit conducted on the project. Weekly Safety Walks from December 2023 to June 2024 performed by Buildcorp that include environmental inspection. No noise and vibration monitoring required during the audit period.	Compliant
Access to In	formation			
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: i) the documents referred to in condition A2 of this consent. ii) all current statutory approvals for the development. iii) all approved strategies, plans and programs required under the conditions of this consent. iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent. v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs. vi) a summary of the current stage and progress of the development. vii) contact details to enquire about the development or to make a complaint. viii) complaints register, updated monthly. ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report.	Department's website: https://www.meriden.nsw.edu.au/about-us/future-planning/ Project website: https://www.meriden.nsw.edu.au/about-us/future-planning/	The Applicant: (a) made the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent. (ii) Development Instrument Consent and Notice of Decision, Transit Approval, work zone permits. (iii) Architectural Plans, Staging Report, Remediation Action Plan, Approved Temporary Bus Zone Plan, CEMP including Community Communication Strategy, Construction Traffic and Pedestrian Management Plan, Construction Noise and Vibration Management Plan, the Construction Soil and Water Management Plan were posted on the website (iv) Independent Environmental Audit Schedule. (v) Hazardous material Pre-Demolition Survey & Register for 30-32 Redmyre Road. (vi) a summary of the current stage and progress of the development was posted on the website. (vii) contact details to enquire about the development or to make a complaint. (viii) complaints register, updated monthly. (ix) This Audit Report to be posted upon completion.	Compliant
	 x) any other matter required by the Planning Secretary; and b) for each stage, keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations of each of the respective stage. 		 (x) any other matter required by the Planning Secretary; and (b) for each stage, keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations of each of the respective stage. 	



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A24	The Applicant must ensure that all of its employees, contractors (and their subcontractors) 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.	Site Inspection and interview on 3 June 2024. Training records and Record of Inducted Workers conducted from December 2023 to 3 June 2024 Induction Presentation by Buildcorp Site Toolbox Talk Pre-start meeting 25/05/2025 by Build Corp	Induction records and site toolbox talks were reviewed, indicating that employees and subcontractors were informed and reminded to comply with the Condition of Consent. The following evidence were sighted: • that employees and subcontractors are made aware to comply with the Conditions of Consent • Training records • Induction records	Compliant
	fication, Reporting and Response			NIATZ
A25	The Planning Secretary must be notified through the Major Projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Site Inspection and interview on 3 June 2024.	No reportable incident occurred during this audit period.	Not Triggered
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	Site Inspection and interview on 3 June 2024.	No reportable incident occurred during this audit period.	Not Triggered
Non-Complia	nce Notification			
A27	The Planning Secretary must be notified through the Major Projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the Major Projects portal within seven days after they identify any non-compliance.	Site Inspection and interview on 3 June 2024.	No non-compliance reported during this audit period.	Not Triggered
A28	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.		No non-compliance reported during this audit period.	Not Triggered
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Site Inspection and interview on 3 June 2024.	No non-compliance reported during this audit period.	Not Triggered
Revision of S	Strategies, Plans and Programs			
A30	Within three months of:	Site Inspection and interview on 3 June 2024.	During this audit period (IA2).	Compliant
	a) the submission of an incident report under condition A25.b) the submission of an Independent Audit under condition D41.	Independent Environmental Audit 1 (IA1) dated 6/2/2024 prepared by Artea Green Ventures	a) No incident reported.b) IA1 was submitted to the Department and Certifier under D41.	
	 c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, 	IA1 submission to the Department on 13/02/2024 Email dated 13/03/2024 CTPG-Certifier subject: submission of IA1 to the Certifier	c) No modification to the consent d) No issue of direction from the Department.	



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	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.		The CEMP is required to undergo annual review. No changes on the CEMP and subplans during this audit period from 6 February 2024 to 3 June 2024.	
A31	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.	Site Inspection and interview on 3 June 2024. Construction and Environmental Management Plan (C.E.M.P) Meriden Senior School Design and Creative Arts (DaCA) 28 Redmyre Rd, Strathfield NSW 2135 Project No: BN1090 Rev 2, 10 January 2024	The CEMP was updated to Revision 2 on 10 January 2024 and submitted to the Certifier and acknowledgement from the Certifier was received on 11 January 2024.	Compliant
	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.	Email from Certifier MBC Group was received on 11 January 2024.		
PART B PRIC	OR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE			
External Wall	s and Cladding			
B1	Prior to the issue of the relevant 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 to the Planning Secretary within seven days after the Certifier accepts it	Site Inspection and interview on 3 June 2024. SSD-39005127-Mod-1 (Consolidated Consent) approved on 17/05/2024 approved by DPHI Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building	SSD-39005127-Mod-1, which was approved by the Department on 17/05/2024, relates to modifying the consent to undertake internal and external design changes to the DaCA Building. Due to the recently approved modification (MOD-1) on the project, the requirement under this condition has not yet been triggered.	Not Triggered
Stormwater M	Management System			
B2	Whitting NSW Pty Ltd and dated 01 July 2022, and Levels Plan 04 (Drawing Number L_3004 Rev. A) prepared by Context and dated 29 March 2023. be in accordance with Strathfield Council's Stormwater Management Code 1994 and applicable Australian Standards.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. Civil Design Plans prepared by Enstruct Group Pty Ltd - DWG No. CV-0600 (D) dated 08 Sep 2023	Prior to the issue of the relevant construction certificate, Civil Design Plans were prepared by Enstruct Group Pty Ltd for operational stormwater management system for the development and submitted it to the Certifier as part of CC1.	Compliant
	include stormwater quality management features in accordance with Council's requirements to manage gross pollutants; and			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	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			
Operational	Noise – Design of Mechanical Plant and Equipment		,	
B3	Prior to the issue of the relevant construction certificate, the Applicant must submit evidence to the Certifier that: a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023 must be undertaken by a suitably qualified person. b) the noise mitigation recommendations for the mechanical plant and equipment and material workroom (as relevant) in the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023 as updated the by the detailed assessment of the mechanical plant and equipment required by condition B3(a) have been incorporated into the design to ensure the development will not exceed the predicted noise emission levels at receivers. identified in the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023; and c) the recommendations regarding the acoustic treatment(s) of the proposed buildings (approved in the plans listed in condition A2) as identified in Section 6 of the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December. 2022 are incorporated in the detailed drawings, or any updated/alrenate recommendations (prepared by a suitably qualified person(s)) incorporated into the detailed design of the proposed buildings to achieve the external noise intrusion criteria for educational institutions in Development Near Rail Corridors & Busy Roads – Interim Guideline (Department of Planning, 2008) and the external noise levels recommended in NSW Road Noise Policy (DECCW, 2011).	Site Inspection and interview on 3 June 2024. Mechanical Design Statement prepared by Shelmerdines Consulting Engineers, endorsed by James Aye dated 7 Feb 2024 Mechanical Design Plans prepared by Architectus Australia Pty Ltd DWG A1001 (E), A1000 (E), dated 19 Dec 2022	Mechanical Design Statement dated 7/02/2024 was issued by Shelmerdines Consulting Engineers for the project. Mechanical Design Plans dated 19/12/2024 was prepared by Architectus Australia Pty Ltd for the project. Mechanical Design Statement and Mechanical Design Plans prepared by Architectus Australia Pty Ltd was listed in the CC2 issued by the Certifier.	Compliant
	perational Waste Storage and Processing			1=.
B4	Prior to the issue of the relevant construction certificate, the Applicant must: a) update the Operational Waste Management Plan prepared by Elephants Foot dated 15 August 2022 to incorporate the following: i) details of waste collection areas and/or bin storage areas associated with the proposed buildings (approved in the plans listed in condition A2) including the number and types of waste bins needed for the facilities, in accordance with Council's standards. ii) details of the paths along which the bins would be carted from the waste storage areas outlined in condition B4(a)(i) to the central	Site Inspection and interview on 3 June 2024. Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2.	Not Triggered



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Car Parking a	waste storage facility(ies) within the site in accordance with the recommendations regarding the bin carrying routes in section 8 of the Operational Waste Management Plan; and b) update the detailed design plans for the proposed buildings (approved in the plans listed in condition A2(e)) to incorporate the design of the operational waste storage areas required by condition B4(a) in accordance with Council's standards; and c) submit the updated Operational Waste Management Plan and design plans required by condition B4(a) and B4(b) to and obtain approval of the Certifier.			
B5	Prior to the issue of the relevant construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be prepared by an appropriately qualified professional, submitted to and approval obtained from the Certifier demonstrating that the operational access and parking arrangements comply with the following requirements: a) all vehicles can enter and leave the site from the proposed driveways/carparking areas outlined in approved plans listed in condition A2(e), in a forward direction. b) a minimum of 53 on-site car parking spaces are included for use within the DACA Building and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and c) they swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2	Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2.	Not Triggered
Bicycle Parkii	ng and End-of-Trip Facilities			
B6	Prior to the issue of the relevant construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to and approval obtained from the Certifier, demonstrating that: a) the provision of a minimum 12 bicycle parking spaces outlined in approved plans listed in condition A2(e). b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and c) the provision of end-of-trip facilities for staff	Site Inspection and interview on 3 June 2024. Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2.	Not Triggered
Public Domai	n Works			
B7	Prior to the issue of the relevant construction certificate for footpath or public domain works (as relevant), the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The	Site Inspection and interview on 3 June 2024. Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2.	Not Triggered



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	Applicant must submit documentation of consultation for each stage from Council to the Certifier.			Otatus
	Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.			
Roadworks	and access			
B8	Prior to the issue of the relevant construction certificate for permanent roadworks and access, the Applicant must: submit design plans for median extension on Redmyre Road to the relevant road's authority; and NSW Government 13 Alterations and Additions to Meriden Senior School Department of Planning and Environment (SSD- 39005127) obtain approval from the relevant road's authority with regard to roadworks and access including vehicular crossings.	Site Inspection and interview on 3 June 2024. Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2.	Not Triggered
	Note: Approval must be obtained for roadworks under section 138 of the Roads Act 1993. All costs associated with the proposed road upgrade works must be borne by the Applicant. In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.			
Developmen	nt Contributions			
B9	Prior to the issue of the relevant construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the relevant stage of the development must be paid to Council under section 7.12 of the EP&A Act and the Strathfield LGA Indirect Development Contributions Plan 2010.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Prior to the issue of the construction certificate CC1, a payment of a levy of 1% of the proposed cost of carrying out the relevant stage of the development was paid to Council under section 7.12 of the EP&A Act and the Strathfield LGA Indirect Development Contributions Plan 2010.	Compliant
	Note: The contributions payable may be indexed in as required by Council in accordance with the Strathfield LGA Indirect Development Contributions Plan 2010.	Long Service Levy Receipt No. L0000131229, dated 05 Oct 2023 Detailed Cost Report - LSL & Development Contributions Estimate dated 15 Sep 2023		
Geotechnic	al report			
B10	Prior to the issue of the relevant construction certificate, evidence must be provided and be approved by the Certifier, demonstrating that the construction	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth	Prior to the issue of the relevant construction certificate, evidence was provided and approved by the Certifier, demonstrating that the construction certificate plans include the design recommendations	Compliant



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	certificate plans include the design recommendations of the Report on Geotechnical Investigation prepared by Douglas Partners dated July 2022.	works, excavation and in-ground services - Design and Creative Arts building. Geotechnical Investigation Report No. 204585.02 prepared by Douglas Partners approved by H Burbridge dated 04 Jul 2023	of the Report on Geotechnical Investigation prepared by Douglas Partners dated 4 July 2023.	
Fencing on R	edmyre Road			
B11 Deleted in Mod-1	Prior to the issue of the relevant construction certificate for the DACA Building, the Applicant must provide to the Certifier: a) detailed design plans of the Inter War style fence on the western portion of Redmyre-Road, which is proposed to be constructed in front of the DACA Building. b) details of the brick base incorporating pier and beam footings throughout any Tree Protection Zones of all trees to be retained (as per the Landscape Plans prepared by Context Landscape Architecture 02/02/2023 and 22/05/2023) in the vicinity of the reconstructed fence along the frontage of the DACA Building; and c) details of the proposed fence reconstruction, including evidence that a suitably qualified heritage consultant has certified that the proposed fence detail matches the style of the existing fencing (in materials, design and colour) along the Redmyre-Road frontage of the site	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023 Works Zone Permit for Redmye Road, Strathfield, NSW, 2135, date of issue 13 September 2023. DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023 Works Zone Permit Extension for Redmye Road, Strathfield Ref No. 20232028 dated 18/01/2024 issued by Strathfield Council Email dated 7/6/2024 from Strathfield Council to Buildcorp subject: Meriden DaCA (28-32 Redmyre Rd, Strathfield) - Hoarding Permit	Prior to the issue of the relevant construction certificate for the DACA Building, the Applicant provided to the Certifier: Prior to the issue of the relevant construction certificate for the DACA Building, the Applicant provided to the Certifier: — Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023 — Hoarding Permit — at 28-32 Redmyre Rd, Strathfield issued by Strathfield Council 7/6/24	Compliant
Heritage Pho	tographic Archival Recording			
B12	Prior to the issue of the relevant construction certificate for works within the Senior School campus at 3 Margaret Street, photographic archival recording must be undertaken of the areas of proposed works, including the front fence, prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture, A digital copy must be submitted to Council, any relevant local studies collection in the locality and the Planning Secretary prior to the issue of the relevant construction certificate.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition B12 - Heritage Photographic Archival Recording - Archival Recording Report_P0038171, prepared by Urbis, dated 10.07.23. DA Condition B12 - Heritage Photographic Archival Recording - Compliance Statement, prepared by CTPG, dated 15.08.23.	Prior to the issue of the relevant construction certificate for works within the Senior School campus at 3 Margaret Street, photographic archival recording was undertaken of the areas of proposed works, including the front fence, prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy was submitted to Council, any relevant local studies collection in the locality and the Planning Secretary prior to the issue of the relevant construction certificate on 15 August 2023.	Compliant



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		DA Condition B12 - Heritage Photographic Archival Recording - Post Approval Form 15.08.23		
		DA Condition B12 - Email Correspondence: Heritage Photographic Archival Recording - Council Submission dated 15 Aug 2023		
Updated Land	dscape Plan			
B13	Prior to the issue of the relevant construction certificate, the approved Landscape Plans (prepared by Context Landscape Architecture 02/02/2023 and 22/05/2023) listed in condition A2(e) must be updated to: a) detail the retention of the existing planting at the boundary with 19 – 21 Margaret Street, or to nominate suitable replacement screen planting at the boundary with 19 – 21 Margaret Street, Strathfield to maintain the amenity of the residential flat building on this property; and b) include a minimum of 12 canopy trees or a ratio of 2:1 to trees being removed as identified in Arboricultural Impact Assessment and Tree Protection Specification prepared by Tree IQ dated 27 July 2022, Addendum dated 6 March 2023, and Addendum dated May 2023 (whichever is more) within the landscape scheme for 3 Margaret Street and 30-32 Redmyre Road, Strathfield	Site Inspection and interview on 3 June 2024. Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2.	Not Triggered
B14	The updated landscape plans, required by condition B13 must be submitted to the Planning Secretary for approval.	Site Inspection and interview on 3 June 2024. Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2. Awaiting updated landscaping plans to be submitted by Context. Required for CC3.	Not Triggered
PART C PRIC	OR TO COMMENCEMENT OF CONSTRUCTION			
Notification (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.	Site Inspection and interview on 3 June 2024. 3 October 2023 SSD 39005127 Meriden School Strathfield – Notice of Commencement to be 16 October 2023 Date of actual commencement of construction on 10 November 2023.	The Applicant notified the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before commencement of construction.	
C2	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.	Site Inspection and interview on 3 June 2024. 3 October 2023 SSD 39005127 Meriden School Strathfield – Notice of Commencement to be 16 October 2023 Date of actual commencement of construction on 10 November 2023.	The Planning Secretary was 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.	
Certified Dra	wings			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C3	Prior to the commencement of construction of the relevant stage, the Applicant must submit to and obtain approval from the Certifier of structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. Structural Design Statement prepared by Enstruct, endorsed by Ross Clarke dated 08.11.23 CC2	Prior to the commencement of construction of the relevant stage CC1, the Applicant submitted to and obtain approval from the Certifier of structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Compliant
Pre-Construc	tion Dilapidation Report – Protection of Public Infrastructure			
C4	Prior to the commencement of construction of the relevant stage, the Applicant must: a) consult with the relevant owner and provider of services and infrastructure 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 Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, kerb and guttering, footpaths and any stormwater drainage assets) that have potential to be affected. c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report within 7 days to the Planning Secretary when requested.	·	Prior to the commencement of construction of CC1, the Applicant: (a) consulted with the relevant owner and provider of services and infrastructure 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) prepared a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, kerb and guttering, footpaths, and any stormwater drainage assets) that have potential to be affected. (c) submitted a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provided a copy of the Pre-Construction Dilapidation Report within 7 days to the Planning Secretary when requested.	Compliant
Pre-Construc	tion Survey – Adjoining Properties			
C5	Prior to the commencement of any construction, the Applicant must offer a pre- construction survey to owners of buildings that are likely to be impacted by the construction of the development.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Prior to the commencement of CC1 works, the Applicant offered a pre-construction survey to owners of buildings that are likely to be impacted by the construction of the development.	Compliant



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		DA Condition C4 b & c, C5, C6, C7 - Pre-Construction Dilapidation Report – Protection of Public Infrastructure -		
		Dilapidation Survey prepared by MAJ Consulting Pty Ltd, endorsed by William Mouanvongsa dated 03 Jul 2023		
C6	Where the offer for a pre-construction survey is accepted (as required by condition C5), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C4 b & c, C5, C6, C7 - Pre-Construction Dilapidation Report – Protection of Public Infrastructure -Dilapidation Survey prepared by MAJ Consulting Pty Ltd, endorsed by William Mouanvongsa dated 03 Jul 2023	Where the offer for a pre-construction survey is accepted (as required by condition C5), the Applicant arranged for a survey undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	
C7	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Condition C6, the Applicant must: a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report. b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C4 b & c, C5, C6, C7 - Pre-Construction Dilapidation Report – Protection of Public Infrastructure -Dilapidation Survey prepared by MAJ Consulting Pty Ltd, endorsed by William Mouanvongsa dated 03 Jul 2023 From: Koleena Ng Sent: Thursday, 3 June 2024 1:32 PM To: Pietro Fu Cc: peter_cs_fu@hotmail.com; Nick Zambounis Subject: RE: FW: Meriden - New D&C Arts Building - Pre-Construction Surveys of Adjacent Properties From: Koleena Ng Sent: Thursday, 3 June 2024 1:37 PM To: Joe Adaimy Cc: Nick Zambounis Subject: RE: 20230046 - Dilapidation survey at 17 Margaret Street - Construction site 30-32 Redmyre Rd, Strathfield From: Koleena Ng Sent: Thursday, 3 June 2024 1:13 PM To: Dan Hinton Cc: Nick Zambounis Subject: RE: SP 39457 - Notice - Access required - Dilapidation Report - 7/8/23 - 19-21 Margaret St, Strathfield	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Condition C6, the Applicant: provided evidence of a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report. submitted a copy of the Pre-Construction Survey Report to the Certifier; and Not yet requested.	Compliant
	Communication Strategy			
C8	No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning		No later than two weeks before the commencement of any construction, a Community Communication Strategy was	



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
	Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C8 & C9 - Community Communication Strategy - Community Communication Strategy Final, prepared by Urbis, dated August 2023	submitted to the Planning Secretary for information on 14 August 2023 and acknowledged by the Department with a letter dated 23 August 2023. The Community Communication Strategy provided mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	
		DA Condition C8 & C9 - Community Communication Strategy — submitted to on 14.08.23 and Acknowledgement Letter, prepared by Department of Planning, dated 23.08.23		
C9	The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C8 & C9 - Community Communication Strategy - Community Communication Strategy - Community Communication Strategy - Submitted August 2023 DA Condition C8 & C9 - Community Communication Strategy - Submitted to on 14.08.23 and Acknowledgement Letter, prepared by Department of Planning, dated 23.08.23. Design and Creative Arts Buildings (DACH) and Social Sciences Building - Meriden Senior School Campus 3 Margaret St Strathfield OPERATIONAL WASTE MANAGEMENT PLAN 15/08/2022 Revision C SSDA Number: SSD-39005127 Construction and Environmental Management Plan No. BN1090 Rev 2 prepared by Buildcorp dated 11 Jan 2024	The Community Communication Strategy: (a) Section 3- identify people to be consulted during the design and construction phases; (b) Section 4.1- set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) Section 4.1.1 - provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: i. Section 4.2 - through which the community can discuss or provide feedback to the Applicant; ii. Section 4.2 through which the Applicant will respond to enquiries or feedback from the community; and iii. Section 4.3 - 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. e. Section 5 - include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	Compliant
			The Community Communication Strategy Plan was updated with the correct Condition number from C8.a to C9.a to C9.e.	



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
			Construction and Environmental Management Plan No. BN1090 Rev 2 prepared by Buildcorp dated 11 Jan 2024	
Demolition				
C10	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (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 a copy submitted to the Planning Secretary within 7 days, requested.		Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) was 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 were submitted to the Certifier. No request from the Planning Secretary.	
Ecologically S	Sustainable Development			
C11	Prior to the commencement of construction of the relevant stage, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by: a) appointing a suitably qualified Green Star Accredited Professional to monitor the detailed design of the proposal to ensure that all ESD measures set out in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022, are incorporated. b) submitting satisfactory evidence to the Certifier, a certification from the appointed consultant that the ESD measures in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022 have been incorporated into the design of the proposal; and c) providing a copy of the certification within 7 days to the Planning Secretary, if requested.	17.08.23	Prior to the commencement of construction of the CC1, the Applicant demonstrated that ESD is being achieved by: a) appointing a suitably qualified Green Star Accredited Professional to monitor the detailed design of the proposal to ensure that all ESD measures set out in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022, are incorporated. b) submitting satisfactory evidence to the Certifier, a certification from the appointed consultant that the ESD measures in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022 have been incorporated into the design of the proposal; and c) Not yet requested by the Planning Secretary.	Compliant
Outdoor Light				
C12	Prior to the installation of outdoor lighting, 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.	Site Inspection and interview on 3 June 2024. Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	This is not yet triggered at CC2.	Not Triggered
Bus zone relo	ocation/extension			
C13	Prior to the commencement of any construction, the Applicant must:	Site Inspection and interview on 3 June 2024.	Prior to the commencement of any construction, the Applicant:	Compliant



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	 a) consult with Transit Systems NSW (or other relevant body on behalf of TfNSW) regarding a temporary relocation, or extension (if agreed with TfNSW) of the bus zone on Redmyre Road that would be affected by construction pursuant to this development consent. b) obtain necessary endorsements/approvals from the relevant road's authority (Transit Systems NSW (or other relevant body on behalf of TfNSW) or Council) for the relocation or extension of the bus zone to allow for entry/exit of construction vehicles; and c) submit the details of the consultation and endorsements to the Planning Secretary. 	Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C13 (a) - Bus zone relocation/extension - Temporary Bus Zone Proposal Stop DA Condition C13 (b) - Bus zone relocation/extension - Temporary Bus Zone Amendments Approval dated 18 Jul 2023	 a) consulted with Transit Systems NSW (or other relevant body on behalf of TfNSW) regarding a temporary relocation, or extension (if agreed with TfNSW) of the bus zone on Redmyre Road that would be affected by construction pursuant to this development consent. b) obtained necessary endorsements/approvals from the relevant road's authority (Transit Systems NSW (or other relevant body on behalf of TfNSW) or Council) for the relocation or extension of the bus zone to allow for entry/exit of construction vehicles; and c) submitted the details of the consultation and endorsements to the Planning Secretary on 8 August 2023. 	
C14	Where agreed to by the Transit Systems NSW (or other relevant body on behalf of TfNSW) The bus zone must be relocated or extended and be operational prior to the commencement of construction vehicle movements on the site.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C13 (a) - Bus zone relocation/extension - Temporary Bus Zone Proposal Stop DA Condition C13 (b) - Bus zone relocation/extension - Temporary Bus Zone Amendments Approval dated 18 Jul.2023	Where agreed to by the Transit Systems NSW (or other relevant body on behalf of TfNSW) The bus zone was relocated or extended and be operational prior to the commencement of construction vehicle movements on the site.	Compliant
Environment	tal Management Plan Requirements			
C15	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Site Inspection and interview on 3 June 2024. DA Condition C16 – Construction and Environmental Management Plan No. BN1090 Rev 2 prepared by Buildcorp dated 11 Jan 2024 Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building https://www.planningportal.nsw.gov.au/sites/default/files/documents/2022/EMP%20Guideline%20for%20Infrastructure%20Projects.pdf Letter dated 1/3/2024 from DPHI to Meriden School subject: Independent Environmental Audit 1 (IA1)	In response to non-compliance during IA1: The CEMP was updated to revision 2 dated 11/01/2024 and incorporate the requirements outlined in the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). The update provided compliance with the Conditions of Consent and to uphold a high standard of environmental performance. The Department provided response on the non-compliance under C15 noted that have been assessed by NSW Planning in accordance with its Compliance Policy, with NSW Planning on this occasion determining to record the breach with no further enforcement action proposed. The CEMP is available at the project website: Meriden-DaCA-CCA-C16-CEMP-R2.pdf	Compliant
			As per Condition A31, the revised CEMP must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review/update. Note: This is to ensure strategies, plans and programs are updated	



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
			on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	
Construction	Environmental Management Plan			
C16	Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary within 7 days, if requested. The CEMP must be generally consistent with the Preliminary Construction Management Plan prepared by Buildcorp dated 17 May 2023, and include, but not be limited to, the following: (a) Details of: i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; v. community consultation and complaints handling as set out in the Community Communication Strategy required by condition C8; vi. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and vii. detail the methods of retention of significant trees within the site identified in Arboricultural Impact Assessment and Tree Protection Specification prepared by Tree IQ dated 27 July 2022, Addendum dated 6 March 2023, and Addendum dated 24 May 2023. (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C18); (c) Construction Noise and Vibration Management Sub-Plan (see condition C19); (d) Construction Soil and Water Management Sub-Plan (see condition C20); (e) an unexpected finds protocol for contamination, any required remediation (if relevant) and associated communications procedure; and g) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site	Site Inspection and interview on 3 June 2024. DA Condition C16 – Construction and Environmental Management Plan No. BN1090 Rev 2 prepared by Buildcorp dated 11 Jan 2024 Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building DA Condition C4 (a), C16 (a), C16 (e), C16 (f), C16 (g), C18, C20, C22 & D24 - Compliance Statement prepared by Buildcorp endorsed by Nick Zambounis dated 09 Aug 2023	The CEMP has been prepared addressing the requirements of this condition. a) Section 1 and Appendix A b) Section 2 and Appendix B c) Section 3 and Appendix C d) Section 4 e) Section 5 f) Section 6 g) Section 7 The CEMP was updated to revision 2 dated 11/01/2024 and incorporate the requirements outlined in the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Updated CEMP is listed in CC3 issued by the Certifier.	Compliant
C17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier.	Site Inspection and interview on 3 June 2024. DA Condition C16 – Construction and Environmental Management Plan No. BN1090 Rev 2 prepared by Buildcorp dated 11 Jan 2024	The CEMP was updated to revision 2 dated 11/01/2024 and incorporate the requirements outlined in the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Compliant



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		Certificate Number: 24000087 / 2 by MBC Group, date of issue 8 March 2024- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building	Updated CEMP is listed in CC3 issued by the Certifier.	
C18	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be generally consistent with the Preliminary Construction Traffic Management Plan contained in the Transport and Accessibility Impact Assessment prepared by TTW dated 4 August 2022, the Traffic Impact Statement prepared by TTW dated 8 March 2023, and the Preliminary Construction Management Plan prepared by Buildcorp dated 17 May 2023; (c) be prepared in consultation with Council and TfNSW; (d) 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; (e) include details of the bus zone relocation/extension required by condition C13; (f) restriction of hours regarding heavy construction vehicle movements to be outside of the peak school hours; (g) in the event that heavy vehicle movement is required during the peak school hours, additional measures must be put in place in accordance with the CTPMSP and approval needs to be sought in accordance with condition D6; (h) management measures to ensure safety of students at the school throughout the construction period; and	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C16(b) - Construction Traffic Management Plan Rev1.4 prepared by Commercial TC Pty Ltd dated 03 Jul 2023	The Construction Traffic and Pedestrian Management Plan has been developed by Commercial TC in accordance with SSD-39005127 Condition 16b and Conditions C18a-i.	Compliant
	(i) detail heavy vehicle routes, access and parking arrangements			
C19	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) be generally consistent with the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023; (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition C19(e); (g) include measures to manage construction noise impacts on existing students within the site (Senior School students) including (but not	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. Construction Noise and Vibration Management Plan Rwdi # 2205139 17 August 2023	The Construction Noise and Vibration Management Plan has been developed by RWDI in accordance with SSD-39005127 Condition C16c and Conditions C19a-i	Compliant



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
C20	limited to) restriction of the construction hours during examination times, additional hoardings, use of quiet equipment; (h) include a complaints management system that would be implemented for the duration of the construction; and (i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C15 The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: a) be prepared by a suitably qualified expert, in consultation with Council.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth	The Construction Soil and Water Management Plan (CSWMSP) has been developed by Buildcorp in accordance with SSD-39005127 Conditions C20 a-e.	Compliant
	 b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. c) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) provide a plan of how all construction will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site). d) detail all off-Site flows from the site; and e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events up to the 1 in 100-year ARI. 	works, excavation and in-ground services - Design and Creative Arts building. Construction Soil and Water Management Sub-Plan, undated, prepared by TTW Civil Engineers Sediment Erosion Control Plan, 30/06/22 by TTW DA Condition C4 (a), C16 (a), C16 (e), C16 (f), C16 (g), C18, C20, C22 & D24 - Compliance Statement prepared by Buildcorp endorsed by Nick Zambounis dated 09 Aug 2023 Construction Soil and Water Management Plan – Consultation Records (Strathfield Council) 7 August 2023		
C21	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network. b) minimise conflicts with other road users. c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C21 - Construction Environmental Management Plan - Driver Code of Conduct, prepared by Buildcorp, dated 02.08.23.	The Driver Code of Conduct addressed the following: a) minimise the impacts of earthworks and construction on the local and regional road network. b) minimise conflicts with other road users. c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	Compliant
C22	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site Inspection and interview on 3 June 2024. DA Condition C16(d) & C20 & C22 - Construction Environmental Management Plan - Construction Soil and Water Management Sub-Plan, prepared by Buildcorp	Prior to the commencement of construction, erosion and sediment controls were installed and maintained in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Compliant



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status			
C23	Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy and obtain approval of 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 provided to the Planning Secretary within 7 days, if requested.	Site Inspection and interview on 3 June 2024 Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. DA Condition C23 - Construction Worker Transportation Strategy prepared by Buildcorp	Prior to the commencement of construction of CC1, the Applicant submitted a Construction Worker Transportation Strategy and obtain approval of the Certifier. 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. Not yet requested by Planning Secretary.	Compliant			
Construction	n Work Zones						
C24	Prior to the commencement of construction requiring a work zone on the adjoining public road reserve(s), the Applicant must lodge an application and obtain approval for on-street work zones from Council's Local Traffic Committee	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Prior to the commencement of construction requiring a work zone on the adjoining public road reserve(s), the Applicant lodged an application and obtain approval for on-street work zones from Council's Local Traffic Committee.	Compliant			
		Works Zone Permit Reference 20232021 dated 13 September 2023 for Redmye Road, Strathfield, NSW, 2135 Dates of Works Zone effect: Monday 18th September to Sunday 15th October 2023, Hours of Works Zone: 7:00AM to 6:00PM Monday to Friday and 8:00AM to 1:00PM Saturday Works Zone Length: 39 metres.					
		DA Condition 24 & 25 - Construction Work Zones - Work Zone Timeline/Plan prepared by Buildcorp - DWG No. A0001 (E), A0001 (E), A0001 (E) dated 07 Jun 2023					
		DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023					
		Works Zone Permit for Redmye Road, Strathfield, NSW, 2135, date of issue 13 September 2023.					
		DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023					
		Works Zone Permit Extension for Redmye Road, Strathfield Ref No. 20232028 dated 18/01/2024 issued by Strathfield Council Email dated 7/6/2024 from Strathfield Council to Buildcorp subject: Meriden DaCA (28-32 Redmyre Rd, Strathfield) - Hoarding Permit	od o				



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C25	All work zones must be in place and operational, prior to the commencement of the relevant construction works which require a work zone on the public road reserve(s).	Site Inspection and interview on 3 June 2024. Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and	All work zones were in place and operational, prior to the commencement of the relevant construction works which require a work zone on the public road reserve(s).	Compliant
		Creative Arts building. Works Zone Permit Reference 20232021 dated 13 September 2023 for Redmye Road, Strathfield, NSW, 2135 Dates of Works Zone effect: Monday 18th September to Sunday 15th October 2023, Hours of Works Zone: 7:00AM to 6:00PM Monday to Friday and 8:00AM to 1:00PM Saturday Works Zone Length: 39 metres.		
		DA Condition 24 & 25 - Construction Work Zones - Work Zone Timeline/Plan prepared by Buildcorp - DWG No. A0001 (E), A0001 (E), A0001 (E) dated 07 Jun 2023		
		Works Zone Permit for Redmye Road, Strathfield, NSW, 2135, date of issue 13 September 2023.		
		DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023		
		Works Zone Permit Extension for Redmye Road, Strathfield Ref No. 20232028 dated 18/01/2024 issued by Strathfield Council		
		Email dated 7/6/2024 from Strathfield Council to Buildcorp subject: Meriden DaCA (28-32 Redmyre Rd, Strathfield) - Hoarding Permit		
Site Contamir	nation			
C26	Prior to the commencement of any construction, the Applicant must engage an NSW EPA accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Site Inspection and interview on 3 June 2024. Asbestos Clearance Report Meriden DaCA and Social Sciences Building dated 30/04/2024 prepared by Douglas Partners.	Douglas Partners was engaged as the NSW EPA accredited Site Auditor for the project to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Compliant
		Environment Testing Project ID 204585.03 dated 13/04/2024 prepared by Eurofins		
		Certificate of Analysis dated 17/04/2024 issued by Eurofins		
		Environment Testing Project ID 204585.03 dated 16/04/2024 prepared by Eurofins		



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
C27	Following completion of the demolition of the buildings and swimming pool, and prior to the commencement of any construction works which involves ground disturbance, the Applicant must undertake additional investigations as recommended by the Remediation Action Plan prepared by Douglas Partners dated June 2022 and the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023.	Site Inspection and interview on 3 June 2024. DA Condition C28 - Site Contamination - Remediation Action Plan R.002. Rev2 prepared by Douglas Partners Pty Ltd endorsed by Joel James-Hall dated 05 May 2023	Following completion of the demolition of the buildings and swimming pool, and prior to the commencement of any construction works which involves ground disturbance, the Applicant undertook an additional investigation as recommended by the Remediation Action Plan prepared by Douglas Partners dated June 2022 and the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023.	Compliant
C28	The Remediation Action Plan prepared by Douglas Partners dated June 2022 must be: a) updated in accordance with the recommendations of the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023. b) a comprehensive updated Remediation Action Plan be prepared by a suitably qualified consultant. c) be submitted to the Site Auditor. d) be supported by an Interim Audit Advice from an EPA-accredited Site Auditor certifying the updated RAP as appropriate prior to the commencement of remediation works; and e) the updated Remediation Action Plan be provided to the Planning Secretary for information, including the Interim Audit Advice.	Site Inspection and interview on 3 June 2024. DA Condition C28 - Site Contamination - Remediation Action Plan R.002.Rev2 prepared by Douglas Partners Pty Ltd endorsed by Joel James-Hall dated 05 May 2023 Remediation Action Plan DaCA and Social Science Buildings 30-32 Redmyre Road and 3 Margaret Street, Strathfield Prepared for Meriden School Project 204585.03 May 2023	The Remediation Action Plan prepared by Douglas Partners dated June 2022 was:: a) updated in accordance with the recommendations of the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023. b) a comprehensive updated Remediation Action Plan be prepared by a suitably qualified consultant. c) be submitted to the Site Auditor. d) be supported by an Interim Audit Advice from an EPA-accredited Site Auditor certifying the updated RAP as appropriate prior to the commencement of remediation works; and e) the updated Remediation Action Plan must be provided to the Planning Secretary for information, including the Interim Audit Advice when available.	Compliant
Historic Arcl	haeology and Archaeological Research Design			
C29	Prior to the commencement of construction (excluding demolition) a suitably qualified archaeologist must be appointed as the Excavation Director (as recommended by the Historical Archaeological Research Design prepared by Urbis, dated 6 July 2023(HARD)) and must oversee all archaeological works including excavation in accordance with the recommendations in the HARD for the entire duration of the construction works.	Site Inspection and interview on 3 June 2024. Historical Archaeological Research Design prepared by Urbis, dated 6 July 2023(HARD)) Email dated 02/11/2023 - Acceptance of Proposal and engagement of Urbis as the Excavation Director	Under Section 6.3 of the HARD, Meggan Walker, Urbis Senior Archaeologist or Sam Richards, Urbis Associate Director were the appointed Excavation Director for the project. No unexpected finds.	Compliant
C30	The development must be carried out in accordance with the approved HARD under the supervision of the Excavation Director appointed under condition C29.	Site Inspection and interview on 3 June 2024. Historical Archaeological Research Design prepared by Urbis, dated 6 July 2023(HARD)	The development was carried out in accordance with the approved HARD under the supervision of the Excavation Director appointed under condition C29.	Compliant
C31	Any amendments to the HARD must be prepared in consultation with Heritage NSW and be submitted to and approved in writing by the Planning Secretary.	Site Inspection and interview on 3 June 2024.	No amendment to the HARD.	Not Triggered
C32	Prior to the commencement of any construction works (excluding demolition above ground) which results in any ground disturbance, archaeological monitoring and salvage must be undertaken as required and in accordance with the HARD.	Site Inspection and interview on 3 June 2024. DA Condition B12 - Heritage Photographic Archival Recording - Archival Recording Report_P0038171, prepared by Urbis, dated 10.07.23. DA Condition B12 - Heritage Photographic Archival Recording - Compliance Statement, prepared by CTPG, dated 15.08.23.		Compliant



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		DA Condition B12 - Email Correspondence: Heritage Photographic Archival Recording - Council Submission dated 15 Aug 2023		
		DA Condition B12 - Heritage Photographic Archival Recording - Post Approval Form		
PART D: DUR	ING CONSTRUCTION			
Site Notice				
D1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:	Site Inspection and interview on 3 June 2024.	A site notice(s) was prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and satisfy the requirements a-d.	Compliant
	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.	Refer to Appendix E Photos		
	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; 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.			
Operation of I	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.	Site Inspection and interview on 3 June 2024.	Crane Maintenance Record dated 7/05/2024 was sighted that	Compliant
	and emicient condition and operated in a proper and emicient manner.	Crane Maintenance Record 7/05/2024	include plant details (model, serial no. date last maintenance, next maintenance and maintenance records), plant safety checks and operator safety checks (with operator's licence).	
		Standard Crane Service Report Docket No. 65139 dated 7/6//2024 issued by Cosmo Cranes Refer to Appendix E Photos	A standard service report was provided that details the services performed on the plant.	
Demolition				
D3	Demolition work must comply with the demolition work plans required by	Site Inspection and interview on 3 June 2024.	Project team noted that demolition works was undertaken in	Compliant
	Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by	Refer to Appendix E Photo	accordance with the Demolition and Environmental Management Plan as certified by the Certifier.	
	condition C10.	DA Condition C10 - Demolition - Demolition Notification		
		DA Condition C10 - Demolition - Demolition and Environmental Management Plan V1.0 prepared by Chalouhi dated 29 Jun 2023		
		SafeWork NSW. Notice of Intent to remove friable asbestos. Date of notice: 11/09/2023. Notification No. 943R-00389321-01		



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		Asbestos and Demolition Online Notification system. 29/06/2023		
Constructio	n 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; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	Construction was conducted within the approved normal working hours. No OOHW during the audit period.	Compliant
D5	No heavy construction vehicle movements to and from the site onto Redmyre Road, should occur between 8am - 9.30am and 2.30pm - 4pm, to minimise potential conflict with buses on Redmyre Road during school peak hours.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	No heavy construction vehicle movements to and from the site onto Redmyre Road, occurred between 8am - 9.30am and 2.30pm - 4pm, to minimise potential conflict with buses on Redmyre Road during school peak hours. No complaints were received relating to this condition.	Compliant
D6	Construction activities may be undertaken outside of the hours in condition D4 and condition D5: a) if required by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers. d) if approved by Strathfield Council for the pouring of concrete only; or e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	No OOHW during this audit period Feb 2024 to 3 June 2024.	Not Triggered
D7	Notification of such construction activities as referenced in condition D6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	No OOHW during this audit period 7 February 2024 to 3 June 2024.	Not Triggered
D8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday. b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	Works under this condition were undertaken during the required timeframe. No complaints were received relating to this condition.	Compliant
Implementa	tion of Management Plans			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans) approved by the Certifier.	Site Inspection and interview on 3 June 2024. Weekly Safety Walks from December 2023 to June 2024 by Buildcorp Refer to Appendix E Photos	Weekly Safety Walks from December 2023 to June 2024 performed by Buildcorp that include environmental inspection.	Compliant
Construction	n Traffic			
D10	During demolition and construction works, all construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	It was observed during the site inspection that all construction vehicles were contained inside the construction site. No complaints were received relating to this condition.	Compliant
Hoarding Re	equirements			
D11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos Works Zone Permit Extension for Redmye Road, Strathfield Ref No. 20232028 dated 18/01/2024 issued by Strathfield Council Email dated 7/6/2024 from Strathfield Council to Buildcorp subject: Meriden DaCA (28-32 Redmyre Rd, Strathfield) - Hoarding Permit	The following hoarding requirements were complied with and approved by Council under the Work Zone Permit: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Compliant
No Obstructi	ion of Public Way			
D12	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.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	No obstruction on the public way was observed on the subject hoarding/ fencing during the site inspection. No complaints were received relating to this condition.	Compliant
Construction	n Noise Limits			
D13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMSP in condition C19.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	No noise complaints were received during the audit period.	Compliant
D14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition D4 unless approved by condition D6.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	No noise complaints were received during the audit period.	Compliant



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D15	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.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	Quackers were used on site.	Compliant
Vibration C	riteria			
D16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	The project team reported that no heavy work that could cause vibration was undertaken during the audit period. No complaints were received relating to this condition.	Compliant
D17	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D16.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	The project team reported that no heavy work that could cause vibration was undertaken during the audit period. No complaints were received relating to this condition.	Compliant
D18	The limits in conditions D16 and D17 apply unless otherwise outlined in a CNVMSP in condition C19 of this consent.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	The project team reported that no heavy work that could cause vibration was undertaken during the audit period. No complaints were received relating to this condition.	Compliant
Tree Protec	tion			
D19	For the duration of the construction works: a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property. b) all street trees immediately adjacent to the site and effected by the	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	No tree was trimmed nor removed during the audit period. Trees were protected with tree protection zone.	Compliant
	development as identified in the approved plans listed in condition A2, 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 with endorsement of Council.			
	c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment and Tree Protection Specification prepared by Tree IQ dated 27 July 2022, Addendum dated 6 March 2023, and Addendum dated 24 May 2023; and			
	 d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, 			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	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.			
Air Quality				
D20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site Inspection and interview on 3 June 2024. Compliant register current to June 2024 Refer to Appendix E Photos	The Applicant implemented all reasonable steps to minimise dust generated during all works authorised by this consent. Dust suppression by soil cover using geofabric, street sweeper and water spray were implemented onsite. No dust emission was observed during the site inspection. No complaints were received relating to this condition.	Compliant
D21	During construction, the Applicant must ensure that:	Site Inspection and interview on 3 June 2024.		Compliant
	activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust.	Compliant register current to June 2024	No dust emission was observed during the site inspection. No complaints were received relating to this condition.	Compilant
	b) all trucks entering or leaving the site with loads have their loads covered.	Refer to Appendix E Photos		
	 c) trucks associated with the development do not track dirt onto the public road network. d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 			
Erosion and	Sediment Control			
D22	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Site Inspection and interview on 3 June 2024. Construction Soil and Water Management Sub-Plan, undated, prepared by TTW Civil Engineers Sediment Erosion Control Plan, 30/06/22 by TTW Refer to Appendix E Photos	All erosion and sediment control measures were effectively implemented and maintained in accordance with the CSWMSP. Erosion and sedimentation control plan was implemented on site.	Compliant
Imported Fill				
D23	The Applicant must: ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site. keep accurate records of the volume and type of fill to be used; and make these records available to the appointed Site Auditor (condition C26) or the Planning Secretary upon request.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos Memorandum dated 2/04/2024 issued by Douglas Partners subject: Concrete Recyclers 20 mm Imported Aggregate Material	A memorandum dated 2/4/2024 was issued by Douglas Partners, which provided a review and inspection of the 20 mm recovered aggregate proposed to be imported to the DaCA project. The memorandum includes a summary of laboratory results and based on the outcomes of the review and inspection, the 20 mm aggregate material from Concrete Recyclers is considered suitable for importation to the site.	Compliant
Disposal of S	Seepage and Stormwater			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D24	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the development and these provisions must be approved by the Certifier. The prior written endorsement of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	No disposal of seepage or stormwater to Council drainage at this stage.	Not Triggered
Emergency N	Management			
D25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Site Inspection and interview on 3 June 2024. Awareness training – Assembly points and the emergency egress route QUIZ for the Meridan DACA site. Emergency Drill Checklist (evacuation and spills) 7	The Applicant prepared and implemented awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Compliant
Unaypasted	Finds Dratesal - Aberiainal Heritage	May 2024 time 7:10am		
-	Finds Protocol – Aboriginal Heritage			
D26	In the event that surface disturbance identifies a new Aboriginal object: all works must halt in the immediate area to prevent any further impacts to the object(s). a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by 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; and works may only recommence with the written approval of the Planning Secretary.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	No unexpected find during the audit period.	Not Triggered
Unexpected I	Finds Protocol – Historic Heritage			
D27	If any unexpected archaeological relics or human remains are uncovered during the work, then the "unexpected finds procedure" in section 6.2.1 of the HARD must be implemented, including (but not limited to): ceasing all works immediately in that area and notice given to Heritage NSW and the Planning Secretary. depending on the possible significance of the relics, an archaeological assessment and management strategy carried out before further works can continue in that area as determined in consultation with Heritage NSW; and recommence works (if possible) with the written approval of the Planning Secretary.	Site Inspection and interview on 3 June 2024. Historical Archaeological Research Design (HARD) for Meriden School, Senior School Campus dated 20/07/2023 by Urbis Refer to Appendix E Photos	A Historical Archaeological Research Design dated 20/07/2023 was prepared for the project and include under Section 6.2.1 the Heritage Induction & Unexpected Finds Procedure. During the conduct of this audit IA2, no unexpected archaeological relics or human remains were discovered.	Not Triggered



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
D28	In the event that a burial or skeletal remains are uncovered during work, then: all works must cease immediately in that area and the NSW Police and Heritage NSW contacted. a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains. the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the skeletal remains; and	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	There were no human remains uncovered during the audit period.	Not Triggered
Wests Store	works may only recommence with the written approval of Heritage NSW.			
waste Stora	ge and Processing			
D29	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.	Site Inspection and interview on 3 June 2024. Monthly Waste Report from February to May 2024 prepared by Aussie Skips	Waste bins were available and maintained at the project site within the designated area. Monthly Waste Reports from February to May 2024 were sighted, providing the type of waste generated and the proposed reuse,	Compliant
		Complaints register current to June 2024	recycling, and disposal locations.	
		Refer to Appendix E Photos	No complaints were received relating to this requirement.	
D30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Site Site Inspection and interview on 3 June 2024. GSWA - Tipping Summary Dated Between 09/11/23 & 23/11/23	All waste generated during construction were assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Compliant
		Docket #49624 : Waste Delivery 9/11/2023 issued by Bingo (Asbestos Contaminated Soils 23.92 Tonne)		
		Delivery Docket WBT0256660/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid)		
		Delivery Docket WBT0256674/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid)		
		Delivery Docket WBT0256722/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid)		
		Delivery Docket WBT0256738/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-		



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid) Inspection and interview on 3 June 2024.		
D31	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.	Site Inspection and interview on 3 June 2024. Refer to Appendix E Photos	The Applicant ensured that concrete waste and rinse water were not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Compliant
			Concrete waste bins were provided when required.	
D32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the	Site Inspection and interview on 3 June 2024.	Monthly Waste Reports from February to May 2024 were sighted, providing the type of waste generated and the proposed reuse,	Compliant
	duration of construction.	Monthly Waste Report from February to May 2024 prepared by Aussie Skips	recycling, and disposal locations.	
		Refer to Appendix E Photos		
D33	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.	Site Inspection and interview on 3 June 2024. GSWA - Tipping Summary Dated Between 09/11/23 & 23/11/23	The Applicant ensured 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,	Compliant
		Docket #49624 : Waste Delivery 9/11/2023 issued by Bingo (Asbestos Contaminated Soils 23.92 Tonne)	codes, standards and guidelines.	
		Delivery Docket WBT0256660/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid)		
		Delivery Docket WBT0256674/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid)		
		Delivery Docket WBT0256722/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid)		
		Delivery Docket WBT0256738/1 dated 14/11/2023 issued by Breen Resources P/L with EPL:#4608-Disposal / #20697 — Resource Recovery (Contaminated Soil – general solid)		
		Refer to Appendix E Photos		
Outdoor Ligi	nting			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D34 Site Contamir	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site Inspection and interview on 3 June 2024. Complaints register current to June 2024 Refer to Appendix E Photos	No night works occurred during this audit period. No complaints were received regarding this requirement.	Not Triggered
D35	Remediation of the site must be carried out and completed in accordance with the updated Remediation Action Plan, required by condition C28 and any variations approved by the appointed Site Auditor.	Site Inspection and interview on 3 June 2024. Asbestos Clearance Report Meriden DaCA and Social Sciences Building dated 30/04/2024 prepared by Douglas Partners. Environment Testing Project ID 204585.03 dated 13/04/2024 prepared by Eurofins Certificate of Analysis dated 17/04/2024 issued by Eurofins Environment Testing Project ID 204585.03 dated 16/04/2024 prepared by Eurofins	Remediation of the site was carried out and completed in accordance with the updated Remediation Action Plan, required by condition C28 approved by the appointed Site Auditor. Asbestos Clearance Report Meriden DaCA and Social Sciences Building dated 30/04/2024 prepared by Douglas Partners	-
D36	If work is to be carried out / completed in stages, an NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Site Inspection and interview on 3 June 2024. Asbestos Clearance Report Meriden DaCA and Social Sciences Building dated 30/04/2024 prepared by Douglas Partners. Environment Testing Project ID 204585.03 dated 13/04/2024 prepared by Eurofins Certificate of Analysis dated 17/04/2024 issued by Eurofins Environment Testing Project ID 204585.03 dated 16/04/2024 prepared by Eurofins	This work is for Stage 1 only. Interim Audi Advice is yet to be completed upon the completion of construction.	Not Triggered



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D37	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Site Inspection and interview on 3 June 2024. Asbestos Clearance Report Meriden DaCA and Social Sciences Building dated 30/04/2024 prepared by Douglas Partners.	The development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination	Compliant
		Environment Testing Project ID 204585.03 dated 13/04/2024 prepared by Eurofins		
		Certificate of Analysis dated 17/04/2024 issued by Eurofins		
		Environment Testing Project ID 204585.03 dated 16/04/2024 prepared by Eurofins		
Operational F	lood Emergency Response Plan			
D38	Within six months of the commencement of construction, a revised Flood Emergency ResponsePlan (FERP) must be prepared, that is prepared by a suitably qualified and experienced person(s). (a) is prepared by a suitably qualified and experienced person(s); (b) is generally consistent with the Flood Emergency Response and Risk Management Plan prepared by Taylor Civil and Structural dated March 2023, and Flood Assessment Response (Amendment 3) dated 16 May 2023 where applicable; (c) has been prepared in consultation with NSW State Emergency Service (SES) and EHG, noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7; (d) includes evidence of the consultation with the NSW SES and EHG; (e) incorporates all advice provided by NSW SES and EHG during consultation, unless otherwise agreed by the Planning Secretary; (f) addresses the provisions of the Floodplain Risk Management Guidelines (EHG); (g) incorporates the following: i) the flood emergency management protocols for operational phase of the development; ii) predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors; iii) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where	Site Inspection and interview on 3 June 2024. Flood Emergency Response and Risk Management Plan Rev 4 dated June 2024 prepared by Taylor Civil and Structural Critical Incident Management Plan Version 1.1 dated 8/05/2024 prepared by Bounce Certification of a Flood Emergency Response Plan "Peer Review" dated 15/06/2024 issued by Bekker Refer to Appendix E Photos	Flood Emergency Response and Risk Management Plan was updated to version 4 dated June 2024 by Taylor Civil and Structural. The plan summarised the flood risk within the site, identify preparation measures that should be undertaken, and provide an action plan with steps to be completed during flood event. Certification of a Flood Emergency Response Plan "Peer Review" dated 15/06/2024 was issued by Bekker in relation to the FERM prepared by Taylor Civil and Structural. The peer review noted that FERP satisfies the requirements of Condition D38 of the Development Consent and includes satisfactory flood emergency management measures for the Meriden School.	Compliant
	consistent with SES advice; iv) clear emergency management triggers and responses; v) details of flood warning time, lag times and flood notification (as relevant);			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	vi) details of assembly points and flood free routes			Julia
	where required (apart from Redmyre Road);			
	vii) details of nature and duration of flooding;			
	viii) demand for road network for evacuation from other sites;			
	ix) consideration of opportunities for on-site refuge in conjunction with possible evacuation options alongside on-site emergency management provisions;			
	x) identification of clear roles and responsibilities for emergency flood management within the school;			
	xi) recognition that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed;	pt		
	xii) provision of clear messaging and communication protocols;			
	xiii) provision of clear requirements that the Plan be regularly reviewed; and			
	h) include details of awareness training for employee contractors, visitors, students and caregivers and induction new staff members.			
D39	A suitably qualified independent flood consultant, as agreed to by the Plannin	0 0: 1 :: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1:	The Department approved Paul Bekker of Bekker Engineers	Compliant
D39	Secretary, must:	Site Inspection and interview on 3 June 2024.	Design Buro as an Independent Flood Consultant under condition	Compilant
	(a) undertake a peer-review of the revised FERP required by condition D38;(b) confirm that:	Letter dated 26/02/2024 DPHI to Meriden School subject: Appointment of Independent Flood Consultant, Condition D39	D39 of SSD-39005127.	
	i. the revised FERP has been prepared by a suitably qualified person;	Refer to Appendix E Photos		
	ii. it complies with all requirements of condition D38;	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	iii. incorporates all advice from NSW SES and EHG; and			
	 iv. provides satisfactory flood emergency management measures 			
D40	If required, the Applicant must:	Site Inspection and interview on 3 June 2024.	Flood Emergency Response and Risk Management Plan was	Compliant
	 a) amend the revised FERP to incorporate any additional advice recommendation in the peer-review required by condition D39 required); and b) obtain a final confirmation in writing from the peer-reviewed that the 	Letter dated 26/02/2024 DPHI to Meriden School subject: Appointment of Independent Flood Consultant, Condition D39	updated to version 4 dated June 2024 by Taylor Civil and Structural. The plan summarised the flood risk within the site, identify preparation measures that should be undertaken, and provide an action plan with steps to be completed during flood event.	
	amended FERP complies with the requirements in condition D38 an includes satisfactory flood emergency management measures for the school.	d Flood Emergency Response and Risk Management	Certification of a Flood Emergency Response Plan "Peer Review" dated 15/06/2024 was issued by Bekker in relation to the FERM prepared by Taylor Civil and Structural. The peer review noted that FERP satisfies the requirements of Condition D38 of the Development Consent and includes satisfactory flood emergency	
		Certification of a Flood Emergency Response Plan	management measures for the Meriden School.	



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D41	Independent Audits of the development must be conducted for each stage (as per the approved Staging Report) and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Site Inspection and interview on 3 June 2024. Independent Environmental Audit 1 (IA1) dated 6/2/2024 prepared by Artea Green Ventures This audit	Independent Audits of the development was conducted for each stage (as per the approved Staging Report) and carried out in accordance with the Independent Audit Post Approval Requirements (2020). This is the second audit conducted for Stage 1.	
D42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Site Inspection and interview on 3 June 2024. Alterations and Additions to Meriden Senior School – (SSD-39005127) Independent Auditor Nomination Approval dated 10 August 2023	In accordance with Schedule 2, Condition D42 of the Consent and the Independent Audit Post Approval Requirements (IAPAR) (Department, 2020), the Secretary has agreed to the following audit team: Artea Green Ventures Pty Ltd: Annabelle Tungol – Lead Auditor.	Compliant
D43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks' notice (or timing) to the applicant of the date or timing upon which the audit must be commenced.	Site Inspection and interview on 3 June 2024.	No requirement from the Planning Secretary.	Not Triggered
D44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition D39 of this consent. b) submit the response to the Planning Secretary and the Certifier; and c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	Site Inspection and interview on 3 June 2024. Independent Environmental Audit 1 (IA1) dated 6/2/2024 prepared by Artea Green Ventures Response to Recommendation undated prepared by Meriden School IA1 and response to IA1 submission to the Department on 13/02/2024 Email dated 13/03/2024 CTPG-Certifier subject: submission of IA1 to the Certifier Letter dated 1/3/2024 from DPHI to Meriden School subject: Independent Environmental Audit 1 (IA1)	The initial Independent Audit (IA1) and response was prepared and submitted to the Department on 13/02/2024. Submission to the Certifier was done on the same date. The Independent Audit (IA1) and response were available on the project website. The Department provided a response on 1 March 2024 regarding the submission of the initial Independent Audit (IA1) and stated that no further enforcement action would be taken for the noted non-compliance.	Compliant



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
D45	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Site Inspection and interview on 3 June 2024. Independent Environmental Audit 1 (IA1) dated 6/2/2024 prepared by Artea Green Ventures Response to Recommendation undated prepared by Meriden School IA1 and response to IA1 submission to the Department on 13/02/2024 Email dated 13/03/2024 CTPG-Certifier subject: submission of IA1 to the Certifier Letter dated 1/3/2024 from DPHI to Meriden School subject: Independent Environmental Audit 1 (IA1)	The initial Independent Audit Report (IA1) and response was submitted to the Department within the required timeframe set in this condition.	Compliant
D46	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.	Site Inspection and interview on 3 June 2024.	No request was received from the Department relating to this requirement.	Not Triggered
PART E PRIC	OR TO THE ISSUE OF OCCUPATION CERTIFICATE			
Notification of	of Occupation			
E1	At least one month before the issue of an occupation certificate, the date of commencement of the operation of the approved 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.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
External Walls	s and Cladding			
E2	Prior to the issue of an occupation certificate, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
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.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
Post-Constru	action Dilapidation Report – Protection of Public Infrastructure			
E4	Prior to the issue of an occupation certificate for the relevant stage, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	This Report must:			
	ascertain whether the construction works created any structural damage to public. infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by Condition C4 of this consent.		This condition is not part of the audit.	
	have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).			
	be submitted to the Certifier.			
	be forwarded to Council for information; and			
	be provided to the Planning Secretary when requested.			
Repair of Pub	blic Infrastructure			
E5	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or		This condition is not part of the audit.	
	pay compensation for the damage as agreed with the owner of the public infrastructure.			
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.			
Road Damag	pe			
E6	Prior to the issue of an occupation certificate, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Post-Constru	ction Survey – Adjoining Properties			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E7	Where a pre-construction survey has been undertaken in accordance with Condition C6, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	This Report must: document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with Condition C6. be provided to the owner of the relevant buildings surveyed. be provider to the Certifier; and be provided to the Planning Secretary when requested.		This condition is not part of the audit.	
E8	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
Utilities and S	Services			
E9	Prior to the issue of the 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 as relevant for each stage.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Roadworks a	and Access			
E10	Prior to the issue of the relevant occupation certificate for the basement and car parking area or the first increase of student numbers (whichever occurs earlier), the Applicant must provide satisfactory evidence to the Certifier demonstrating that:		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	the construction of the extension to the median on Redmyre Road, as required by condition B8, has been completed in accordance with the design plans endorsed by TfNSW / Council (as relevant).		This condition is not part of the audit.	
	necessary approvals from TfNSW / Council (as relevant) have been obtained with regard to the median extension and that it is operational; and			
	all works in relation to the construction of the vehicular crossing for the new driveway on Redmyre Road is completed and operational.			
	Note: The Applicant must obtain approval for the works under section 138 of the Roads Act 1993 and provide satisfactory evidence to the Certifier as required by this development consent.			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Works as Exe	acuted Plans			Status
E11	Prior to the issue of the relevant occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and be made available to the Planning Secretary if requested.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Green Travel	Plan			
E12	Prior to the first increase of student numbers, a Green Travel Plan (GTP), must be submitted to and approved in writing by the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW.		This condition is not part of the audit.	
	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.			
	include aspirational mode share targets for staff and students generally consistent with the Green Travel Plan prepared by TTW dated 14 December 2022.			
	include specific tools and actions to help achieve the objectives and mode share targets, such as:			
	bike buses (which are similar to walking school buses but for cycling).			
	gamification for students using and promoting active and public transport.			
	activities for students to create and share transport (such as photos/videos/stories/art/maps from their trips to school).			
	regular events, such as active transport breakfasts and trips after school with			
	bike buses, walking buses and real buses departing school with students, parents and			
	teachers to arrive at a local park or other place of interest.			
	cycling and bike maintenance courses; and			
	promoting to parents the potential of active travel to school as an opportunity to stay active themselves.			
	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.			
	consider how educational material that explores the benefits and potential of sustainable transport can be incorporated into classes for different stages in the curriculum (beyond road safety education).			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	include an enhanced Travel Access Guide (TAG) as a separate appendix with:			
	recommended cycling and walking routes to key destinations with indicative times, and from different directions within the school catchment area beyond the 500-metre radius; and			
	location and access for end of trip facilities.			
	provide information on car share, car-pooling and priority parking for people that carpool or car-share; and			
	provide information on the Meriden school bus, including proposed times for pick up and drop off from train stations and bus stops.			
	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.			
Operational T	Fransport and Access Management Plan (OTAMP)			
E13	Prior to the issue of the relevant occupation certificate or the first increase in student numbers (whichever occurs earlier), an OTAMP must be prepared by a suitably qualified person, in consultation with Council and TfNSW, and submitted to and approved in writing by the Planning Secretary.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	The OTAMP must address the following:		This condition is not part of the audit.	
	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.			
	the location of all car parking spaces on the senior school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.).			
	the location and operational management procedures of the pick-up / drop-off parking located on Margaret Street, and also including staff management/traffic controller arrangements.			
	the location and operational management procedures for the pick-up / drop-off of students by buses and coaches for excursions and sporting activities during the hours of bus operations along Margaret Street, including staff management/traffic controller arrangements.			
	delivery and services vehicle and bus access and management arrangements.			
	management of approved access arrangements.			
	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 / drop-off parking along Margaret Street.			
	car parking arrangements and management associated with the proposed use of school facilities by community members; and			



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
	a monitoring and review program with targeted timeframes of monitoring and reporting back.			
School Zone	s			
E14	Prior to the issue of the relevant occupation certificate (in addition to existing school signages), all required additional School Zone signage (if needed), speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.		This condition is not part of the audit.	
E15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Mechanical \	/entilation			
E16	Prior to the issue of the relevant occupation certificate, the Applicant must provide evidence and obtain approval of the Certifier, demonstrating that the installation and performance of the mechanical ventilation systems comply with: AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	in buildings and other relevant codes; and any dispensation granted by Fire and Rescue NSW.		This condition is not part of the audit.	
Operational I	Noise – Design of Mechanical Plant and Equipment			
E17	Prior to the issue of the relevant occupation certificate, the Applicant must submit evidence to the Certifier that all acoustic treatments, as required by condition B3 have been incorporated in the design of mechanical plant and equipment and the components of the buildings, to ensure the development will not exceed the project specific noise criteria identified in the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
Operational I	Noise Management Plan			
E18	Prior to the issue of the relevant occupation certificate, the Applicant must: prepare an Operational Noise Management Plan for the DACA Building and Social Science Building, incorporating the recommendations of Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023, including, but not limited to: restriction of evening exhibition events to ensure attendees have left the senior school campus before 10pm.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	restriction of the total number of students, using the outdoor terrace areas of the DACA Building and Social Science Building within the site, at any one time.			
	hours of use of the outdoor terrace areas for speech.			
	restricting the total number of students at any one time using the outdoor lawns within 30-32 Redmyre Road and the area between DACA building and Social Science building; and			
	management procedures to ensure that no unnecessarily noisy activities are conducted in the 30-32 Redmyre Road property, and to and from parking areas during the evening exhibition events; and			
	submit the Operational Noise Management Plan for each operational stage to and obtain approval of the Planning Secretary.			
Car Parking,	Service Vehicles and Bicycle parking Arrangements			
E19	Prior to the issue of the relevant occupation certificate evidence must be submitted to and approved by the Certifier that demonstrates that: the car-parking, service vehicle areas, bicycle parking facilities comply with condition B5 and condition B6.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	appropriate pedestrian and cyclist advisory signs are provided.		This condition is not part of the audit.	
	all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant road's authority.			
	the bi-cycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and			
	end-of-trip facilities for staff are provided.			
Fire Safety C	Pertification			
E20	Prior to the issue of the relevant 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.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	prominently displayed in the Sanding.		This condition is not part of the audit.	
Structural Ins	spection Certificate			
E21	Prior to the issue of the relevant 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 for approval. 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:		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
	the Structural Inspection Certificate or a Compliance Certificate is approved by the Certifier.			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	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			
	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
Stormwater (Quality Management Plan			
E22	Prior to the issue of the relevant occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to and be approved by the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	maintenance schedule of all stormwater quality treatment devices.		This condition is not part of the audit.	
	record and reporting details.			
	relevant contact information; and			
	Work Health and Safety requirements.			
Warm Water	Systems and Cooling Systems			
E23	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.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
Outdoor Ligh			This condition is not part of the audit.	
			This is the initial could conducted during the construction store	Not Triangue
E24	Prior to the issue of the relevant 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).		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
E25	Prior to the issue of the relevant occupation certificate, way-finding signage and		This is the initial audit conducted during the construction stage	Not Triggered
E23	signage identifying the location of staff car parking must be installed.		under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not mggered
			This condition is not part of the audit.	
E26	Prior to the issue of the relevant occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
Geotechnical				
E27	Prior to the issue of the relevant occupation certificate, satisfactory evidence must be submitted to the Certifier that any recommendations provided in the additional geotechnical investigation undertaken under Condition B10 have been incorporated into the design of the development.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Operational V	Vaste Management Plan			
E28	Prior to issue of the relevant occupation certificate, satisfactory evidence must be submitted of the Certifier than the constructed waste collection areas and bin routes have incorporated the recommendations of the updated Operational Waste Management Plan required by condition. B4(a).		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
E29	Prior to the issue of the relevant occupation certificate, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	detail the type and quantity of waste to be generated during operation of the development.		This condition is not part of the audit.	
	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); and		This condition is not part of the addit.	
	detail the materials to be reused or recycled, either on or off site.			
Landscaping				
E30	Prior to the issue of the relevant occupation certificate, landscaping of the site must be completed in accordance with the Landscape Plans prepared by Context Landscape Architecture dated 02/02/2023 and 22/05/2023 listed in condition A2(e) as updated by condition B13.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
E31	Prior to the issue of the relevant occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site and obtain approval of this Operational Landscape Management Plan from the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	landscaping.		This condition is not part of the audit.	
Operational F	Tood Emergency Response Plan			



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
E32	Prior to any increase in student numbers or prior to the issue of the occupation certificate for the DACA building (whichever occurs first), the Applicant must submit to the Planning Secretary:		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	the FERP required by condition D38 and any amended FERP required by condition D40 (if relevant).		This condition is not part of the audit.	
	the peer review required by condition D39.			
	any further confirmation from the peer reviewed as required by condition D40 (if relevant); and			
	evidence to confirm that all mitigation and management measures recommended in the FERP have been incorporated or implemented (such as any design related mitigation measures of management measures recommended by the FERP including employment of personnel, wardens etc).			
Site Contamir	nation			
E33	Prior to the issue of the relevant occupation certificate, the Applicant must submit a Section A1 Site Audit Statement, or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan (if required by the Site Auditor). The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan (if required by the Site Auditor) to the Planning Secretary and the Certifier.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
Archaeologica	al Salvage – Historic Archaeology			
E34	Within 12 months of completion of construction of the DACA Building or prior to the issue of the relevant occupation certificate (whichever occurs earlier) the Applicant must prepare a final post-excavation archaeological report. The post-excavation archaeological report must: be prepared by a suitably qualified consultant. confirm that all archaeological monitoring and salvage works have been undertaken in accordance with the HARD (or any amendments that have been approved by the Planning Secretary as required by condition C31).		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
	detail the result of monitoring works and any salvage excavation undertaken in accordance with condition C32; and			
	be submitted to the Planning Secretary and a copy provided to Council and Heritage NSW prior to the issue of the relevant occupation certificate for the DACA Building.			
PART F POS	T OCCUPATION			
Out of Hours	Event Management Plan			
F1	Prior to the commencement of the first out of hours events (school use) run by the school within the DACA building or the Social Science Building and the associated outdoor areas approved by this development consent, that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to Council for information.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
			This condition is not part of the audit.	
E37	The CSSI must not preclude both a future rail turn-out facility at Cooks River intermodal Terminal and ramps between the CSSI and Canal Road. A statement, including relevant details and diagrams, must be provided to the Planning Secretary prior to construction commencing in the vicinity demonstrating that this infrastructure has not been precluded.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	Note: Any Rail turn-out facility or ramp would require further assessment and approval under the relevant State or Commonwealth planning legislation.		This condition is not part of the audit.	
E38	The Proponent must identify the utilities and services (hereafter "services") potentially affected by Work to determine requirements for diversion, protection and/or support. Alterations to services must be determined by negotiation between the Proponent and the service providers. The Proponent in consultation with service providers must ensure that disruption to services resulting from the Work are avoided where possible and where unavoidable customers are advised in accordance with the Communication Strategy required under Condition B1.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
F2	The Out of Hours Event Management Plan (School Use) plan must be made publicly available on the school's website at least one week prior to the event and include the following: the number of attendees, time and duration.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	arrival and departure times and modes of transport.		This condition is not part of the audit.	
	where relevant, a schedule of all annual events.			
	demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport).			
	details of the recommendations of the Noise Management Plan in Condition E18 as relevant.			
	details of the use of the DACA building rooftop terrace where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the site before 10pm.			
	measures to minimise localised traffic and parking impacts; and			
	include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017) or any latest version.			
F3	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
F4	Should any out of hour's events (community use) run by the school within the DACA building or the Social Science Building and the associated outdoor areas approved by this development consent, that involves 100 or more people, be proposed, prior to the commencement of the first activity the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) and submit		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	it to Council for information.		This condition is not part of the audit.	
F5	The Out of Hours Event Management Plan (Community Use) plan must be made publicly available on the school's website at least one week prior to the event and include the following:		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	the number of attendees, time and duration.			
	arrival and departure times and modes of transport.		This condition is not part of the audit.	
	where relevant, a schedule of all annual events.			
	demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport).			
	details of the recommendations of the Noise Management Plan in Condition E18 as relevant.			
	details of the use of the DACA building rooftop terrace where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the site before 10pm.			
	measures to minimise localised traffic and parking impacts; and			
	include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017) or any latest version.			
F6	The Out of Hours Event Management Plans must be implemented by the Applicant for the duration of the identified community event or use.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Operation of	Plant and Equipment			
F7	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Warm Water	Systems and Cooling Systems			
F8	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		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling			



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		This condition is not part of the audit.	
Community	Communication Strategy			
F9	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Operational	Transport and Access Management Plan (OTAMP)			L
F10	The OTAMP(s) approved under Condition E13 (as revised from time to time) must be implemented by the Applicant for the life of the development.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
Operational	Noise Limits			
F11	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
E49	Short term operational noise monitoring must be: carried out within 4 months of commencement of use of the proposed buildings and associated open spaces approved by this development consent. carried during school term during operational hours on a typical school day(s);		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
	undertaken by an appropriately qualified person in accordance with the Noise Policy for Industry (EPA, 2017) or any latest version where valid data is collected.		This condition is not part of the audit.	
E50	The resultant monitoring report prepared by the appropriately qualified person must be submitted to the Planning Secretary within 5 months of commencement of use of the proposed buildings and the associated open spaces to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise and Vibration Impact Assessment Report prepared by Wilkinson Murray dated 16 December 2022 and the Addendum dated 3 March 2023		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	Not Triggered
F14	Should the noise monitoring program required by Condition F12 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 when		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered



СоА	Requirement	Evidence	Findings and Recommendation	Compliance Status
	measured at the affected noise sensitive receivers or provide attenuation measures at the affected noise sensitive receivers.		This condition is not part of the audit.	
Unobstructed	d Driveways and Parking Areas			
F15	All driveways, footways and parking areas must be unobstructed at all times, other than for the purpose for which they have been provided. 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.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	
Green Trave	l Plan			1
F16	The Green Travel Plan required by Condition E12 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	
Ecologically	Sustainable Development		·	
F17	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, the Applicant shall submit evidence to the Planning Secretary from a suitably qualified Green Star Accredited Professional that the ESD measures in the initiatives within SSDA Sustainability Report prepared by ESD Report prepared by Northrop and dated July 2022 have been implemented into the operation of the buildings.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building. This condition is not part of the audit.	
Outdoor Ligh	nting			
F18	Notwithstanding condition D34, 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.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	
			This condition is not part of the audit.	
Landscaping				
F19	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required by condition E31 for the duration of occupation of the development.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	
			This condition is not part of the audit.	
Signage				



CoA	Requirement	Evidence	Findings and Recommendation	Compliance
				Status
F20	All signage approved under this consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.		This is the initial audit conducted during the construction stage under CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building.	Not Triggered
			This condition is not part of the audit.	
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.	Refer to above permits and licences.	All licences, permits, approvals and consents as required by law were 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.	
Long Service	Levy			
AN2.		Long Service Levy Receipt No. L0000131229, dated 05 Oct 2023	A Long Service Levy was paid for each stage.	Compliant
Legal Notices				
AN3.	Any advice or notice to the consent authority must be served on the Planning Secretary.	Site Inspection 3 June 2024	No advise was received from the Department during the audit period.	Not Triggered
Access for Pe	eople with Disabilities			
AN4.	constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the	Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth works, excavation and in-ground services - Design and Creative Arts building	Access for people with disabilities were incorporated in the architectural design of the project.	Compliant
Utilities and S	Services			
AN5.	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Sydney Water Compliance Letter prepared by Buildcorp endorsed by Nick Zambounis dated 10 Oct 2023	Prior to the construction of any utility works associated with the development, the Applicant obtained relevant approvals from service providers.	
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.	Site Inspection 3 June 2024	Not Triggered	Not Triggered
Road Design	and Traffic Facilities			
AN7.	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.		Not Triggered	Not Triggered



CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Road Occupa	ancy Licence			
AN8.	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities	DA Condition C13 (a) - Bus zone relocation/extension - Transit Systems Approval/Correspondence prepared by Buildcorp, endorsed by Koleena Ng dated 23 Jun 2023 DA Condition C13 (b) - Bus zone relocation/extension - Temporary Bus Zone Amendments Approval dated 18 Jul. 2023	Bus relocation approval was obtained.	Compliant
SafeWork Red	quirements			
AN9.	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.	Site Inspection 3 June 2024 Appendix E Photos Safety Walk Inspections	The work site was adequately secured to prevent access by unauthorised personnel, and work was conducted at all times in accordance with relevant SafeWork requirements. No reportable safety issues during the audit period.	
Hoarding Req	quirements			
AN10.	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site Inspection 3 June 2024 DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023 Works Zone Permit for Redmye Road, Strathfield, NSW, 2135, date of issue 13 September 2023. DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug2023 Works Zone Permit Extension for Redmye Road, Strathfield Ref No. 20232028 dated 18/01/2024 issued by Strathfield Council Email dated 7/6/2024 from Strathfield Council to Buildcorp subject: Meriden DaCA (28-32 Redmyre Rd, Strathfield) - Hoarding Permit	Hoarding requirement was complied.	Compliant
Handling of A	sbestos			
AN11.	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	DA Condition C10 - Demolition - Asbestos Notification DA Condition C10 - Demolition - Asbestos Removal Control Plan Rev 1.1 prepared by Chalouhi, endorsed by Rod. Curry dated 20 Jun 2023	The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' were complied with.	
Fire Safety Co				
AN12.	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement	Site Inspection 3 June 2024 Refer to CC	Not yet triggered at this stage.	Not Triggered



APPENDIX B - PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment Source

Mr Richard Arkell Meriden School 3 MARGARET STREET STRATHFIELD 2135

10/08/2023

Dear Richard Arkell

Alterations and Additions to Meriden Senior School – (SSD-39005127)
Independent Auditor Nomination Request

I refer to your request (SSD-39005127-PA-9) for the Secretary's approval of suitably qualified persons to prepare the Independent Environmental Audit (IEA) and prepare the report for the Alterations and Additions to Meriden Senior School SSD-39005127 (Consent).

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 expert name to prepare the IEA report.

In accordance with Schedule 2, Condition D42 of the Consent and the Independent Audit Post Approval Requirements (IAPAR) (Department, 2020), the Secretary has agreed to the following audit team from Artea Green Ventures Pty Ltd:

· Annabelle Tungol - Lead Auditor.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with Schedule 2, Conditions D41 and D44 of the Consent, and the MPAR's. Failure to meet these requirements will require revision and resubmission.

The department reserves the right to request an alternate auditor or audit team for future audits. Further, the department note that some of the Exemplar Global certifications for the above auditors will expire 13 November 2023. Please note that this approval of the above audit team is conditional upon them maintaining certification as a lead or principal auditor with a relevant industry body.

Notwithstanding the agreement for the above-listed audit team for this first IEA, each subsequent IEA under the consent and IAPAR requires a request for the re-endorsement of the existing audit team, or a request for agreement to a revised audit team to be submitted to the Department for consideration of the Secretary. Each request is reviewed and depending on the complexity of the project, the suitability of the proposed team will be considered.

4 Perrometta Square, 12 Dercy Street, Perrometta NSW 2150 | Locked Rag 5822, Perrometta NSW 2124 | dple.new.gev.au | 1

Department of Planning and Environment

0

NSW

Should you wish to discuss the matter further, please contact Astrid Christensen, Compliance Officer, at 9274 6170 or email compliance@clanning.nsw.gov.au

Yours sincerely

Gabriel Abi-Saab A/Team Leader Compliance

As nominee of the Planning Secretary



APPENDIX C - CONSULTATION RECORDS

RE: SSD-39005127 Meriden - (DaCA) Independent Audit IA2 - Consultation with DPHI

Astrid Christensen <astrid.christensen@planning.nsw.gov.au>

Thu 2024-05-30 1:56 PM

To:Annabelle Tungol <annabelle@arteagreenventures.com> Hi Annabelle,

Thank you for your email and for the opportunity to provide input into the scope of your audit.

Can you please ensure all relevant documents between the closing meeting of the previous audit, 20 December 2023 and the end of the previous audit period, 6 February 2024, have been reviewed and are compliant?

Can you please also ensure the end of the audit period for this independent audit is concluded with the date of the closing meeting and site inspection?

Please do not hesitate to give me a call to discuss the matter further.

Kind regards,

Astrid Christensen

Compliance Officer
Compliance - Metro
Department of Planning, Housing and Infrastructure

P (02) 9274 6170 | E <u>Astrid.Christensen@planning.nsw.gov.au</u> | 4PSQ, 12 Darcy Street, Parramatta, NSW, 2150 www.dphi.nsw.gov.au



The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land.

We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



From: Annabelle Tungol <annabelle@arteagreenventures.com>

Sent: Wednesday, 29 May 2024 11:44 AM

To: DPE PSVC Compliance Mailbox < compliance@planning.nsw.gov.au>

Subject: SSD-39005127 Meriden - (DaCA) Independent Audit IA2 -Consultation with DPHI

I am writing to your office regarding the upcoming Second Independent audit of the Meriden Senior School - Design and Creative Arts (DaCA) in accordance with the SSD-39005127 Conditions of Consent D41-D44, scheduled 3 June 2024. In preparation for this audit, we kindly request your valuable feedback and guidance on the key aspects or focus areas that you would like us to further evaluate during this compliance review of SSD-39005127 for the construction of Meriden Senior School - Design and Creative Arts (DaCA) (SSD-39005127).

Additionally, could you please confirm whether other parties or agencies will be consulted as part of this process? We would greatly appreciate your assistance and look forward to hearing from you. Thank

you.

Regards,

Annabelle Tungol Director - Environmental Lead Auditor

ARTEA GREEN VENTURES PTY LTD

T: +61 430 592 174

E: annabelle@arteagreenventures.com

A: 50415 / 2D Figtree Drive, Sydney Olympic Park

New South Wales 2127 AUSTRALIA www.arteagreenventures.com

ACN: 666 654 413 ABN: 706 666 544 13

ARTEA GREEN VENTURES



APPENDIX D - INDEPENDENT AUDIT DECLARATION FORM

Project Name	Staged alterations and additions to Meriden Senior School, Design and Creative Arts
	building
Consent Number	SSD-39005127
Description of Project	Staged alterations and additions to Meriden Senior School, comprising:
	 Demolition of existing buildings (including 30-32 Redmyre Road) and removal of a swimming pool.
	 Construction of A new three-storey Design and Creative Arts building, with bridge link to existing Walli's building, roof terrace, two levels of basement car parking; and
	 A new three-storey Social Science building comprising learning / staff areas, presentation areas in two basements and roof terrace; Alterations to the existing Administration building; Increase in students and staff; Replacement vehicle and pedestrian access from Redmyre Road; Associated works including tree removal, landscaping and play areas; Change of use of 30-32 Redmyre Road to educational use
Project Address	3 Margaret Street and 30-32 Redmyre Road, Strathfield (Lot 10 DP 862040 and SP16610)
Applicant	Meriden School
Date	17 July 2024

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (IAPAR 2020).
- ii. the findings of the audit are reported truthfully, accurately and completely.
- iii. I have exercised due diligence and professional judgement in conducting the audit.
- iv. I have acted professionally, objectively and in an unbiased manner.
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child.
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child.
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor	Annabelle Tungol
Signature	
Qualifications	Lead Environmental Auditor and Quality Auditor #119536 Bachelor of Science in Chemical Engineering 1998
Company	Artea Green Ventures Pty Ltd for APP Corporation Pty Ltd





Certifies

Annabelle Tungol

has satisfied all of the requirements for the grade of

Lead Auditor

in the Qualification Based

Environmental Management Systems Auditor

with the following Scope of Certification

01. Environmental Management Audit

02. ISO14001:2015 Audit

03. Site Contamination Assessment

04. Environmental Report Verification

05. Regulatory Compliance Audit

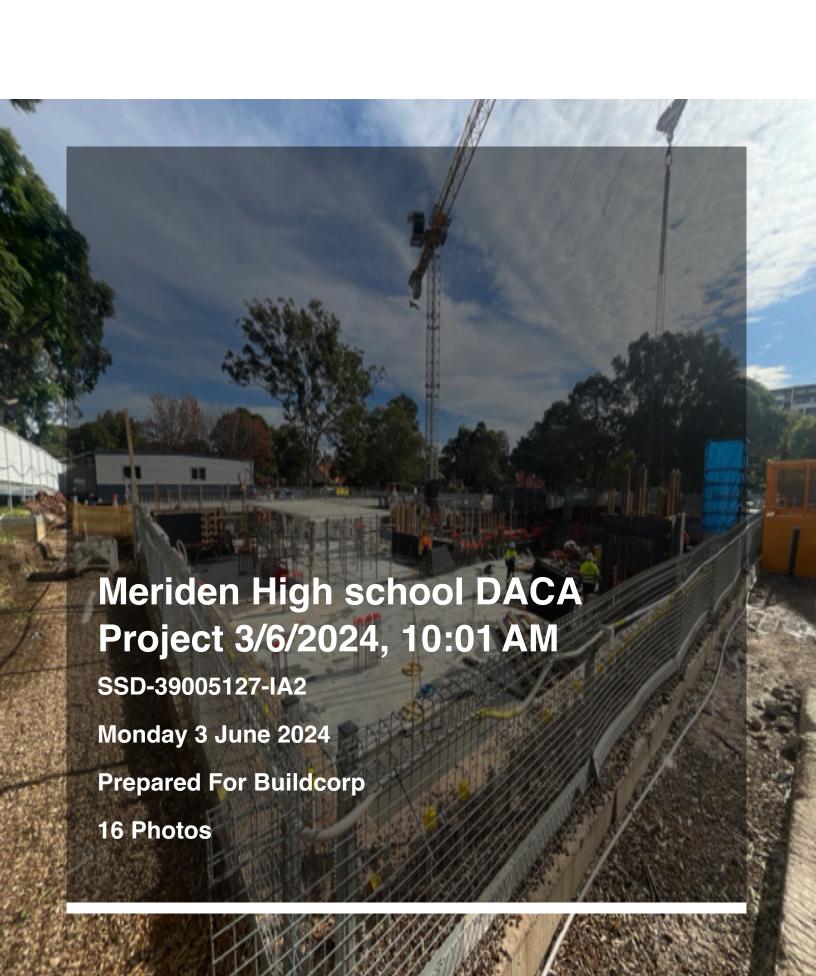
06. Waste Auditing

119536 Certificate Number 24 Aug 2017 Certificate Date 13 Nov 2024 Expires

President and CEO Andrew Baines



APPENDIX E - SITE INSPECTION PHOTOS



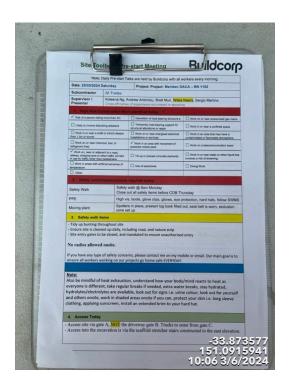


Photo 1 Pre-start meeting Notes

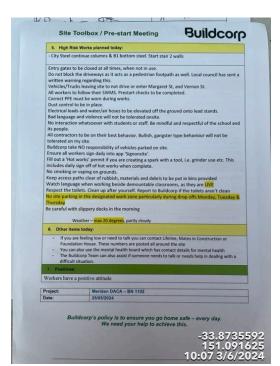


Photo 2 Pre-Start meeting Notes



Photo 3 Slab Concrete Pour Was Completed



Photo 4 Looking Towards The north



Photo 5 Looking Towards The Southwest



Photo 6 Looking Towards Northwest



Photo 7 Maintain Good General Housekeeping Ensure that no materials will be resting on the temporary buildings



Photo 8 Looking Towards Northeast



Photo 9 Skip Bins Available Onsite



Photo 10 Tree Protection were Maintained



Photo 11 Sediment controls - coir logs were installed along the Perimeter



Photo 12 Pedestrian Access And Bus Stop



Photo 13 Site Access and Road free Of Dust



Photo 14 Site Office



Photo 15 Drawings Available Onsite



Photo 16 Site Notice

Annabelle Tungol Artea Green Ventures Pty Ltd