

INDEPENDENT AUDIT REPORT



Development	Meriden Design and Creative Arts (DaCA)
Application Number	SSD-39005127
Applicant	Meriden School
Audit Scope	Construction Phase: Design and Creative Arts building works
Audit Reference	SSD-39005127-IA3
Audit Organisation	Buildcorp Group Pty Ltd
Report Prepared and Certified by	Annabelle Tungol (Lead Environmental Auditor)
Assisting Auditor	Jonathan Alpano (Environmental Auditor)
Date of Audit	20 November 2024
Date of Report	4 February 2025

Revision	Date	Revision History
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EXECUTIVE SUMMARY

The Audit Report presents findings from the third Independent Audit (IA3) for the Meriden School Design and Creative Arts (DaCA) Building 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) was contracted by Buildcorp as the Independent Auditor, approved by the Department of Planning, Housing and Infrastructure (NSW Planning) on 10 August 2023 (Appendix B). The audit covered construction activities and records between 4 June 2024 and 20 November 2024, including a site inspection on 20 November 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.

This audit covers the review of construction works under the Construction Certificates No. 3 and 4 building works for Design and Creative Arts Building, including all external walls and facade, but excluding landscaping to 30-32 Redmyre Rd and median strip works.

Summary of Findings

Detailed findings are presented in Section 3 and Appendix A. The summary of findings during this IA3 is as follows:

- A total of 209 Conditions of Consent (CoCs) under SSD-39005127-Mod-1 were assessed.
- One hundred fourteen (114) CoCs were found to be compliant.
- Ninety-five (95) CoCs were not triggered.
- There was no non-compliance or issue raised during this audit.
- Key strength was demonstrated on efficient implementation of mitigation measures, such as tree protection, traffic controls, erosion and sediment controls, dust and noise management as well as documentation and record management.
- No complaints and no environmental incident during the audit period.

Overall Environmental Performance Statement

The Independent Audit (IA3) rated the Meriden School Design and Creative Arts Project's environmental performance as highly satisfactory. Following CoC D41 and the 2020 IAPAR guidelines, the audit shows compliance with the approval conditions and construction management plans as well as the Staging Plan.

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).

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

The audit period encompassed Stage 1 construction activities and record reviews between 4 June 2024 and 20 November 2024. It involved a comprehensive examination of records, interviews with key personnel, and a site inspection on 20 November 2024. This audit covers the works under Construction Certificate No.3 and 4 - building works for Design and Creative Arts Building, including all external walls and facade, but excluding landscaping to 30-32 Redmyre Rd and Median strip works.

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 sub plans.

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)

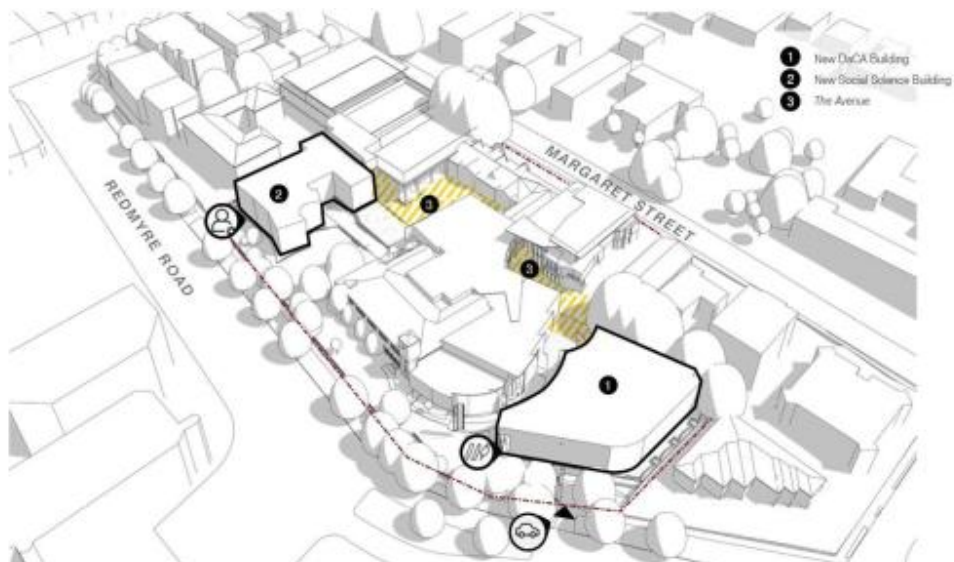


Figure 2 Proposed Site Connection (source, Architectus)



Ground Floor Site Plan

Source: Architectus



First Floor Site Plan

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
Stage 1	Design & Creative Arts Building & Surrounds, including 30-32 Redmyre Rd	Immediate upon receipt of SSDA Conditions of Consent and satisfaction of pre-commencement conditions. Forecast for July 2023.	20 months after commencement. Forecast for February 2025.
Stage 2	Social Sciences Building & Surrounds	Subsequent to completion & operation of Stage 1.	20 months after 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
Jonathan Alpano	Artea Green Ventures Pty Ltd	Assisting the Auditor	Master of Science in Environmental Sciences

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 4.
 - 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 4 June 2024 and 20 November 2024.

1.6 Project Activity

During the conduct of this audit on 20 November 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 under Construction Certificates No. 1 and 2.

This audit covers the works under Construction Certificate No.3 and 4 - building works for Design and Creative Arts Building, including all external walls and facade, but excluding landscaping to 30-32 Redmyre Rd and Median strip works.

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 20 November 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 20 November 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 15-20 November 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 20 November 2024, at 1:00 pm, a closing meeting was conducted with representatives from AGV, CTPG, and Buildcorp in attendance. 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
Devon Claremont	Carmichael Tompkins Property Group (CTPG)	Project Manager

2.4 Site Inspections

A comprehensive site walk was carried out on 20 November 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 11 November 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.

2.7 Audit Report Submission

As per Condition D45 the 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. A request for extension for submission of the report was submitted by the Auditor due to the holidays season coming. The request was granted and the report must be submitted to the NSW Planning on 7 February 2025. Refer to Appendix E for the approval for extension.

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 4 June 2024 to 20 November 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 4 June 2024 to 20 November 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
- <https://www.meriden.nsw.edu.au/about-us/future-planning/>
- Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip
- Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works

- Monthly Waste Report by Aussie Skips for period of July 2024
- Monthly Waste Report by Aussie Skips for period of June 2024
- Monthly Waste Report by Aussie Skips for period of May 2024
- Monthly Waste Report by Aussie Skips for period of October 2024
- Monthly Waste Report by Aussie Skips for period of September 2024

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.

- A total of 209 Conditions of Consent (CoCs) under SSD-39005127-Mod-1 were assessed.
- One hundred fourteen (114) CoCs were found to be compliant.
- Ninety-five (95) CoCs were not triggered.

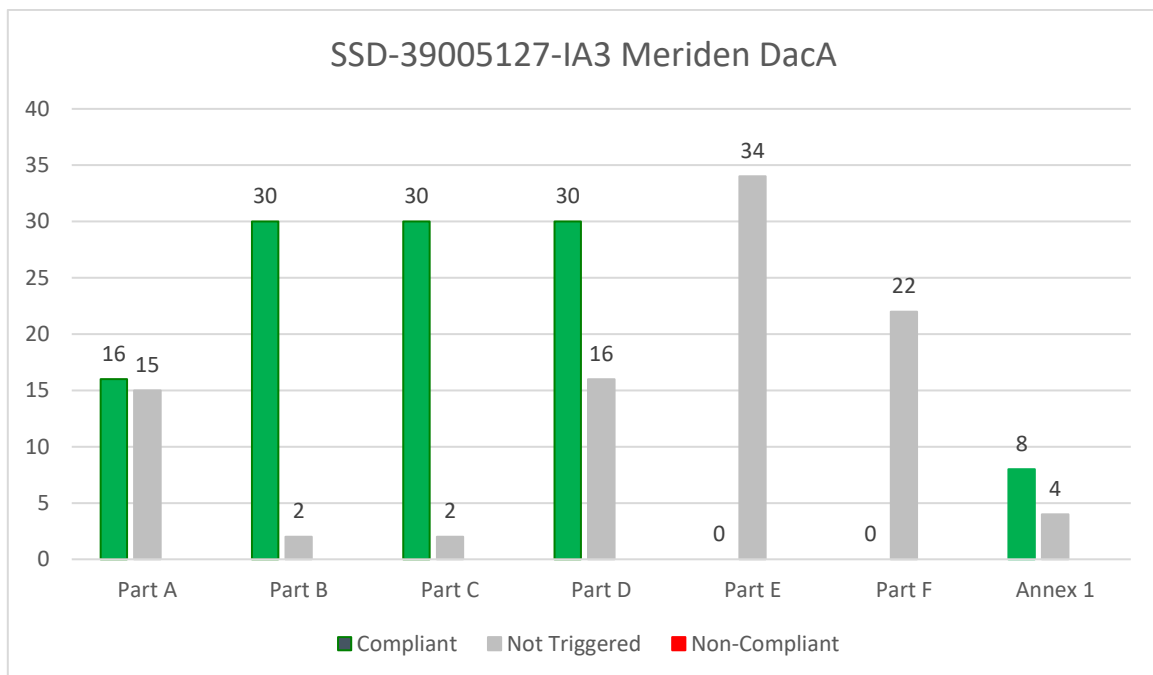


Figure 3. Summary of the Assessment of Compliance – SSD-39005127-Mod-1 Meriden School DACA Stage 1 Works.

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 during the initial audit IA1 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 F.

The following management plans were also assessed for implementation:

- 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 11 November 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 (DPHI – NSW Planning)	During the audit, the Department requested to confirm that all relevant documents between the closing meeting of the previous audit 6/2/24 and the end of the previous audit period, 20/12/24 have been reviewed and compliant.	All relevant documents between the second audit to the conduct of this third audit have been reviewed and compliant. There was no non-compliance raised during this audit. Audit period covers the review of records and site activities between 4 June 2024 and 20 November 2024. Refer to Audit Table in Appendix A.
	Ensure that the audit period for IA2 is concluded with the date of the closing meeting and site inspection.	This audit (IA3) undertook the site inspection and closing meeting on 20 November 2024 at 1 pm.
	Consultation with local council	Consultation with Strathfield Council was conducted on 17 November 2024
Strathfield Council	Auto response received on 17 November 2024	No further response was received from Council.

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
	Additional demand on car parking spaces.	Provision of 53 staff car parking within the basement of DaCA.	Y
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 TreeIQ,	Y

Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
Aboriginal Heritage	Disturbance of previously unidentified items of aboriginal heritage	<p>Recommendation 1 – No further assessments are required.</p> <p>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. An addendum ACHAR will require further consultation with RAPs.</p> <p>Unexpected Finds:</p> <p>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.</p> <p>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.</p> <p>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</p> <p>Recommendation 2 – Submit ACHA to AHIMS</p> <p>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</p>	Y

Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
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
Waste	Excessive waste generation.	<p>Construction waste</p> <p>The successful construction contractor will be responsible for finalising the detailed construction Waste Management Plan (WMP).</p> <p>Operation waste</p> <p>Implementation of the Operational Waste Management Plan (WMP) prepared by Elephant Foot.</p> <p>Waste management within the proposed buildings will follow the existing waste management system at the Senior Campus.</p>	Y
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	<p>Implement all the recommendations of the TAIA including:</p> <ul style="list-style-type: none"> • 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 	Y

Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
		community about the implementation of measures to reduce the negative impacts of traffic and parking around the school.	
Construction	Construction Impacts associated with public safety, visual amenity, noise, waste and traffic management in the locality during construction management in the locality during construction.	Finalisation and implementation of the draft Construction Environmental Management Plan prepared by Buildcorp.	Y
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 F for photos taken during the inspection on 20 November 2024. These images visually document the site and support the observations and findings in the report.

In this third 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. Site access and haul roads were all paved. Appropriate measures for safeguarding trees have been maintained.
- Boundary screening and signage have been properly maintained.
- 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 building works phase. Key strengths observed include:

- Efficient implementation of mitigation measures, such as tree protection, traffic controls, erosion and sediment controls, dust and noise management.
- No complaints were received during the audit period.
- No incidents were reported.
- Documentation and records required for each Construction Phase were provided to the Certifier for approval prior to commencing to the next phase of work.

Overall Environmental Performance Statement

The Independent Audit (IA3) 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.

3.13 Previous Audit Findings and Status

There were no previous audit issues raised in the last audit IA2.

4.0 AUDIT CONCLUSION AND RECOMMENDATIONS

4.1 Conclusion

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

- A total of 209 Conditions of Consent (CoCs) under SSD-39005127-Mod-1 were assessed.
- One hundred fourteen (114) CoCs were found to be compliant.
- Ninety-five (95) CoCs were not triggered.
- This audit covers the works under Construction Certificate No.3 and 4 - building works for Design and Creative Arts Building, including all external walls and facade, but excluding landscaping to 30-32 Redmyre Rd and median strip works.
- The management 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 erosion and sedimentation controls have been put in place to manage and reduce sediment runoff. Safeguards on existing trees were maintained. Measures to control dust generation have been implemented.
 - Traffic management plans have been effectively executed to ensure the safe and efficient movement of vehicles and pedestrians around the construction site.
 - Security measures have been implemented to protect the site from unauthorised access and ensure the safety of personnel and equipment.
 - 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. 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 audit 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/Certifier/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 A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 issues 8 Mar 2024 -CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works 	<p>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:</p> <ul style="list-style-type: none"> Traffic controls, Erosion and sedimentation controls, Tree protection Dust suppression Fencing and screening requirements Waste management Remediation of the contaminated material was completed Chemical storage. 	Compliant
Terms of Consent				
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> (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 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 issues 8 Mar 2024 -CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works 	<p>The development was carried out in compliance with the conditions of this consent, except for Condition C15, and followed all written directions of the Planning Secretary. It was generally in accordance with the Environmental Impact Statement (EIS), relevant submissions reports, and approved plans.</p>	Compliant
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (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 	<p>Site Inspection and interview on 20 November 2024.</p>	<p>No written directions.</p>	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.			
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 20 November 2024.	No inconsistency has been noted during this audit period.	Not Triggered
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Site Inspection and interview on 20 November 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 20 November 2024.	No demountables have been installed during the audit period.	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) a maximum of 1224 students (an increase of 144); (b) 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 (c) a maximum of 23 additional Full time equivalent (FTE) staff.	Site Inspection and interview on 20 November 2024.	The development is not yet completed. 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 20 November 2024. <ul style="list-style-type: none">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. No issues were raised during this audit period.	Compliant
Planning Secretary 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 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.	Site Inspection and interview on 20 November 2024.	No dispute to date.	Not Triggered
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 20 November 2024.	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	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
			<p>D38 Flood emergency Response</p> <ul style="list-style-type: none"> - 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; - incorporates all advice provided by NSW SES and EHG during consultation, unless otherwise agreed by the Planning Secretary; 	
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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Meriden School SSD-39005127 Staging Report 6 July 2023 	<p>The project is being constructed in stages in accordance with the approved Staging Report, prepared by CTPG dated 6 July 2023.</p> <p>There were no amendments noted during this audit period.</p> <p>No changes were made in the Staging Report from the last audit.</p>	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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Meriden School SSD-39005127 Staging Report 6 July 2023 	<p>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 CC4 were complied with as per Staging Report dated 6 July 2023, including independent auditing requirements.</p> <p>No changes were made from the last audit.</p> <p>This is the third audit conducted within 26 weeks of the previous audit.</p>	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <ol style="list-style-type: none"> 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). 	<p>Site Inspection and interview on 20 November 2024.</p>	<p>The management plans were not staged.</p>	Not Triggered
A14	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.	<p>Site Inspection and interview on 20 November 2024.</p>	<p>The management plans were not staged.</p>	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Site Inspection and interview on 20 November 2024.	The management plans were not staged.	Not Triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Site Inspection and interview on 20 November 2024.	The management plans were not staged.	Not Triggered
Structural Adequacy				
A17	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 20 November 2024. <ul style="list-style-type: none"> Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works Structural Design Statement prepared by Enstruct, endorsed by Ross Clarke dated 08.11.23 	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, were designed and will be constructed in accordance with the relevant requirements of the Building Code of Australia (BCA) as certified under CC1 by MBC Group the Certifier.	Compliant
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works 	The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificates CC3-CC4	Compliant
External Materials				
A19	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 20 November 2024. <ul style="list-style-type: none"> Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works 	The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificates CC3-CC4	Compliant
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 20 November 2024.	The Applicant adheres to this condition as Certified under CC3 and CC4 all applicable guidelines, protocols, Australian Standard and policies were adopted.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<ul style="list-style-type: none"> Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works 		
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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works 	No written direction from the NSW Planning.	Not Triggered
Monitoring and Environmental Audits				
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p>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.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> HSEQ Audits March 2024 with 98.1% rating. This is independent Audit IA3. HS&E Site Inspection Walk 18 November 2034 	<p>This is the 3rd Independent Environmental Audit required by IAPAR 2020 which was conducted within 6 months from the previous audit during construction of Stage 1 – DACA.</p> <p>The archaeological monitoring and salvage was undertaken as required and in accordance with the HARD.</p> <p>HSEQ Audit were conducted every quarter. HS&E Site Inspection Walk were conducted every Monday.</p>	Compliant
Access to Information				
A23	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; 	https://www.meriden.nsw.edu.au/about-us/future-planning	<p>The Applicant:</p> <p>(a) made the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent however the link to or copy of the RtS and EIS to be posted on the website. Development Instrument Consent and Notice of Decision, Transit Approval, work zone permits; 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 must be posted on the website Independent Environmental Audit Schedule; Hazardous material Pre-Demolition Survey & Register for 30-32 Redmyre Road; 	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	f) a summary of the current stage and progress of the development; g) contact details to enquire about the development or to make a complaint; h) a complaints register, updated monthly; i) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; j) 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.		(vi) a summary of the current stage and progress of the development must be posted on the website; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) The audit report IA2 was not yet posted on the website. This Audit Report is to be posted upon completion; (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.	
Compliance				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> Training records and Record of Inducted Workers conducted from June to November 2024 Toolbox talks 19/11/2024 and 20/11/2024 by Class Electrical Toolbox talk 02/10/2024 for 'WP's Onsite 	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development Toolbox Talks weekly by the subcontractors and Buildcorp	Compliant
Incident Notification, Reporting and Response				
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 20 November 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 20 November 2024.	No reportable incident occurred during this audit period.	Not Triggered
Non-Compliance 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 20 November 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.	Site Inspection and interview on 20 November 2024.	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 20 November 2024.	No non-compliance reported during this audit period.	Not Triggered
Revision of Strategies, Plans and Programs				
A30	Within three months of: (a) the submission of an incident report under condition A25; (b) the submission of an Independent Audit under condition D41; (c) the approval of any modification of the conditions of this consent; or	Site Inspection and interview on 20 November 2024.	Not yet triggered during this audit period. a) No incident reported. b) This will be the first audit report. c) No modification to the consent	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	(d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.		d) No issue of direction from the Department.	
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>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.</p>	Site Inspection and interview on 20 November 2024.	No update is required for the CEMP; the CEMP and subplans were still applicable for the stage of work.	Compliant
PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE				
External Walls 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	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works NSW Portal CC4 Application Form accepted 29 August 2024. 	Prior to the issue of the relevant construction certificate, the Applicant provided 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 provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it through the submission of CC4 Application form for CC4 on 29 August 2024.	Compliant
Stormwater Management System				
B2	<p>Prior to the issue of the relevant construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the Civil Engineering Report – Alteration and Addition to Meriden School prepared by Taylor Thomson 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; (c) be in accordance with Strathfield Council's Stormwater Management Code 1994 and applicable Australian Standards; (d) include stormwater quality management features in accordance with Council's requirements to manage gross pollutants; and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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
Operational Noise – Design of Mechanical Plant and Equipment				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
B3	<p>Prior to the issue of the relevant construction certificate, the Applicant must submit evidence to the Certifier that:</p> <ul style="list-style-type: none"> (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/alternate 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). 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip • DA Condition B3 - Operation Noise - Design of Mechanical Plant & Equipment - Acoustic Design Statement prepared by RWDI Australia dated 20 Jun 2024 	<p>The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificate CC3.</p>	Compliant
Design of Operational Waste Storage and Processing				
B4	<p>Prior to the issue of the relevant construction certificate, the Applicant must:</p> <ul style="list-style-type: none"> (a) update the Operational Waste Management Plan prepared by Elephants Foot dated 15 August 2022 to incorporate the following: <ul style="list-style-type: none"> 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 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. 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip • DA Condition B4 - Operation Waste Management Plan Supporting Letter prepared by Elephants Foot dated 28 Jun 2024 	<p>The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificate CC3</p>	Compliant
Car Parking and Service Vehicle Layout				
B5	<p>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</p>	<p>Site Inspection and interview on 20 November 2024.</p>	<p>The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificate CC3</p>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<p>Certifier demonstrating that the operational access and parking arrangements comply with the following requirements:</p> <ul style="list-style-type: none"> (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) the 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 	<ul style="list-style-type: none"> Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip DA Condition B5 - Design Statement Carpark prepared by Taylor Thompson Whitting (NSW) dated 27 Jun 2024 		
Bicycle Parking and End-of-Trip Facilities				
B6	<p>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:</p> <ul style="list-style-type: none"> (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; and (c) the provision of end-of-trip facilities for staff 	Site Inspection and interview on 20 November 2024.		Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Public Domain Works				
B7	<p>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 Applicant must submit documentation of consultation for each stage from Council to the Certifier.</p> <p>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.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 Strathfield Council Approved Works Permit Number 2023/129 dated 31/10/2023 	<p>Prior to the issue of the relevant construction certificate for footpath or public domain works, the Applicant consulted with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant submitted documentation of consultation for each stage from Council to the Certifier as part of te CC1.</p>	Compliant
Roadworks and access				
B8	<p>Prior to the issue of the relevant construction certificate for permanent roadworks and access, the Applicant must:</p> <ol style="list-style-type: none"> submit design plans for median extension on Redmyre Road to the relevant roads authority; and NSW Government 13 Alterations and Additions to Meriden Senior School Department of Planning and Environment (SSD- 39005127) obtain approval from the relevant roads authority with regard to roadworks and access including vehicular crossings. <p>Note:</p> <ul style="list-style-type: none"> 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. 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 B8(b) - Works Permit (Vehicular Crossing) prepared by Strathfield Council, endorsed by Fredrick Thinesh dated 31 Oct 2023, Strathfield Council Approved Works Permit Number 2023/129 dated 31/10/2023 	<p>Prior to the issue of the relevant construction certificate for permanent roadworks and access, the Applicant:</p> <ol style="list-style-type: none"> submitted design plans for median extension on Redmyre Road to the relevant roads authority; and NSW Government 13 Alterations and Additions to Meriden Senior School Department of Planning and Environment (SSD- 39005127) obtain Works Permit (Vehicular Crossing) prepared by Strathfield Council, endorsed by Fredrick Thinesh dated 31 Oct 2023, Strathfield Council Approved Works Permit Number 2023/129 dated 31/10/2023 	Compliant
Development Contributions				
B9	<p>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.</p> <p>Note: The contributions payable may be indexed in as required by Council in accordance with the Strathfield LGA Indirect Development Contributions Plan 2010.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 Long Service Levy Receipt No. L0000131229, dated 05 Oct 2023 Detailed Cost Report - LSL & Development Contributions Estimate dated 15 Sep 2023 	<p>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.</p>	Compliant
Geotechnical report				
B10	<p>Prior to the issue of the relevant construction certificate, evidence must be provided and be approved by the Certifier, demonstrating that the construction certificate plans include the design recommendations of the Report on Geotechnical Investigation prepared by Douglas Partners dated July 2022.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 	<p>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 of the Report on Geotechnical Investigation prepared by Douglas Partners dated 4 July 2023.</p>	Compliant

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		<ul style="list-style-type: none"> Geotechnical Investigation Report No. 204585.02 prepared by Douglas Partners approved by H Burbridge dated 04 Jul 2023 		
Fencing on Redmyre Road				
B11	<p>Prior to the issue of the relevant construction certificate for the DACA Building, the Applicant must provide to the Certifier:</p> <ul style="list-style-type: none"> (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 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 Aug2023 	<p>Prior to the issue of the relevant construction certificate for the DACA Building, the Applicant provided to the Certifier:</p> <ul style="list-style-type: none"> a) Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023 	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Heritage Photographic 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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 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 	<p>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.</p> <p>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.</p>	Compliant
Updated Landscape 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: <ul style="list-style-type: none"> (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 	<p>Site Inspection and interview on 20 November 2024.</p> <p>Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip</p> <p>Landscape Design Plans prepared by Context Landscape Architecture - DWG No. L_0001 (F), L_0003 (F), L_0004 (F), L_1000 (H), L_1002 (F), L_2003 (F), L_3001 (F), L_3002 (F), L_3003 (F), L_4000 (D), L_5000 (F), L_5003 (F), L_7001 (F), L_7202 (F), L_7301 (F) dated 24 Jun 2024</p> <p>Landscape Design Statement prepared by Jason Monaghan dated 20 Dec 2023</p>	Prior to the issue of the construction certificate CC3, the approved Landscape Plans (prepared by Context Landscape Architecture 02/02/2023 and 22/05/2023) listed in condition A2(e) were updated and submitted to the Certifier as part of the CC3 approval.	Compliant
B14	The updated landscape plans, required by condition B13 must be submitted to the Planning Secretary for approval.	Site Inspection and interview on 20 November 2024.	<p>No landscape works has been conducted yet and plans will be submitted to NSW Planning for approval prior to landscape construction.</p> <p>IA3-Note-01: The updated landscape plans, required by condition B13 must be submitted to the Planning Secretary for approval</p>	Not Triggered Note-01
PART C PRIOR 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.	<p>Site Inspection and interview on 20 November 2024.</p> <p>Date of Commencement of Construction 10 November 2023.</p> <p>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.</p>	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.	Compliant
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.	<p>Site Inspection and interview on 20 November 2024.</p> <p>Date of Commencement of Construction 10 November 2023.</p> <p>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.</p>	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.	Compliant
Certified Drawings				

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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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 	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-Construction Dilapidation Report – Protection of Public Infrastructure				
C4	<p>Prior to the commencement of construction of the relevant stage, the Applicant must:</p> <ul style="list-style-type: none"> (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. 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 (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 A Condition C4a Pre-Construction Dilapidation Report – Protection of Public Infrastructure - No Ausgrid assets will be affected by development dated 03 Aug 2023 DA Condition C4a - Pre-Construction Dilapidation Report – Protection of Public Infrastructure - Email to Sydney Water dated 03 Aug 2023 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 	<p>Prior to the commencement of construction of CC1, the Applicant:</p> <ul style="list-style-type: none"> (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-Construction 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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 	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
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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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.	Compliant
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:	Site Inspection and interview on 20 November 2024.	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Condition C6, the Applicant:	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> • 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, 20 November 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, 20 November 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, 20 November 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 	<ul style="list-style-type: none"> (a) 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; (b) submitted a copy of the Pre-Construction Survey Report to the Certifier; and (c) Not yet requested. 	
Community Communication Strategy				
C8	No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • 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 • 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 	<p>No later than two weeks before the commencement of any construction, a Community Communication Strategy was submitted to the Planning Secretary for information on 14 August 2023 and acknowledged by the Department with a letter dated 23 August 2023.</p> <p>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.</p>	Compliant
C9	<p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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. 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • 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 • 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 	<p>The Community Communication Strategy:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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. 	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
			<p>e. Section 5 - include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p> <p>Provide a copy of Construction Waste Management Sub-Plan (CWMSP) and Health, Safety and Environmental (HSE) Management Plan as mentioned in Section 5 of the CCS. If not CCS must be updated with the correct management plans reference</p> <p>Cross reference at Section 1.1 Table 1 of Community Communication Strategy Plan was updated with correct Condition from C8.a to C9.a to C9.e. to close the previous audit issue IA1-Obs-01.</p> <p>The CCS is still applicable and implemented during the audit period.</p>	
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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 Condition C10 - Demolition - Demolition Notification 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 DA Condition C10 - Demolition - Demolition and Environmental Management Plan V1.0 prepared by Chalouhi dated 29 Jun 2023 	<p>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.</p> <p>The work plans and the statement of compliance were submitted to the Certifier.</p> <p>No request from the Planning Secretary.</p>	Compliant
Ecologically Sustainable Development				
C11	<p>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:</p> <ol style="list-style-type: none"> 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; 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 providing a copy of the certification within 7 days to the Planning Secretary, if requested. 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 C11 - Ecologically Sustainable Development - Letter of Confirmation, prepared by Northrop, dated 17.08.23 	<p>Prior to the commencement of construction of the CC1, the Applicant demonstrated that ESD is being achieved by:</p> <ol style="list-style-type: none"> 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; 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 Not yet requested by the Planning Secretary. 	Compliant
Outdoor Lighting				
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 20 November 2024.	This is not triggered because no outdoor lighting is installed.	Not Triggered
Bus zone relocation/extension				
C13	Prior to the commencement of any construction, the Applicant must:	Site Inspection and interview on 20 November 2024.	Prior to the commencement of any construction, the Applicant:	Compliant

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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.	<ul style="list-style-type: none"> 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 Ju l2023 	(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 20 November 2024. Photos <ul style="list-style-type: none"> 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
Environmental 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 20 November 2024. <ul style="list-style-type: none"> 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 – Construction and Environmental Management Plan No. BN1090 Rev 1 prepared by Buildcorp dated 14 Aug 2023 https://www.planningportal.nsw.gov.au/sites/default/files/documents/2022/EMP%20Guideline%20for%20Infrastructure%20Projects.pdf 	The auditor has acknowledged the aforementioned updates and revisions to the CEMP, supported by evidence such as the Environmental Management System and 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.	Compliant
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: <ol style="list-style-type: none"> hours of work; 24-hour contact details of site manager; management of dust and odour to protect the amenity of the neighbourhood; external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; 	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> 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 – Construction and Environmental Management Plan No. BN1090 Rev 1 prepared by Buildcorp dated 14 Aug 2023 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 2 Certificate Number: 24000087/2 by MBC Group, date of issue 10 November 2023- CC2 - Structure up to and 	The CEMP has been prepared and updated on 10 January 2024 addressing the requirements of this condition. <ol style="list-style-type: none"> Section 1 and Appendix A Section 2 and Appendix B Section 3 and Appendix C Section 4 Section 5 Section 6 Section 7 	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<ul style="list-style-type: none"> 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; (f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage 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 	<p>including the ground floor slab - Design and Creative Arts building</p> <ul style="list-style-type: none"> • DA Condition C16 - Construction Environmental Management Plan Rev 2 prepared by Buildcorp dated 10 Jan 2024 		
C17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • 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 – Construction and Environmental Management Plan No. BN1090 Rev 1 prepared by Buildcorp dated 14 Aug 2023 • Stage Construction Certificate. No. 23000517 / 1 • Signed on behalf of MBC Group Consultants, under NSW Fair Trading Registration RBC00029 Signed by: Joel Lewis Accreditation Number: BDC2335 Date of endorsement: 10 Nov 2023 • Certificate Number: 24000087/2 by MBC Group, date of issue 10 November 2023- CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building • DA Condition C16 - Construction Environmental Management Plan Rev 2 prepared by Buildcorp dated 10 Jan 2024 	The Applicant did not commence construction of the development until the CEMP is approved by the Certifier and an update of the CEMP (10 January 2024) was conducted and submitted to Certifier and certified under CC2.	Compliant
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);	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Certificate Number: 23000517 / 1 by MBC Group, date of issue 10 November 2023- CC1 - Civil and bulk earth 	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

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<ul style="list-style-type: none"> (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 (i) detail heavy vehicle routes, access and parking arrangements 	<p>works, excavation and in-ground services - Design and Creative Arts building</p> <ul style="list-style-type: none"> • DA Condition C16(b) - Construction Traffic Management Plan Rev1.4 prepared by Commercial TC Pty Ltd dated 03 Jul 2023 	<p>The CTMP was implemented and still applicable for the works during this audit period. No update is required.</p>	
C19	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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 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. 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • 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 	<p>The Construction Noise and Vibration Management Plan has been developed by RWDI in accordance with SSD-39005127 Condition C16c and Conditions C19a-i</p> <p>The CNVMP was implemented and still applicable for the works during this audit period. No update is required.</p>	Compliant
C20	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • 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. 	<p>The Construction Soil and Water Management Plan (CSWMSP) has been developed by Buildcorp in accordance with SSD-39005127 Conditions C20 a-e.</p> <p>The CSWMP was implemented and still applicable for the works during this audit period. No update is required.</p>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<p>(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);</p> <p>(d) detail all off-Site flows from the site; and</p> <p>(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.</p>	<ul style="list-style-type: none"> 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 Construction soil and water management plan developed by TTW Civil Engineers. Excerpt from TTW "Erosion and Sediment Control Plan and Details" Drawing No. C021. June 30, 2022 From: Strathfield Municipal Council Sent: Monday, 7 August 2023 10:05 AM To: Koleena Ng Cc: Nick Zambounis; Alice Lu Subject: RE: Meriden School DaCA - CC1 - Construction Soil and Water Management Plan 		
C21	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 <p>Site induction records 4 June 2024 to 20 November 2024.</p>	<p>The Driver Code of Conduct addressed the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p> <p>The Driver Code of Conduct was communicated through site induction.</p>	Compliant
C22	<p>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'.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> DA Condition C16(d) & C20 & C22 - Construction Environmental Management Plan - Construction Soil and Water Management Sub-Plan, prepared by Buildcorp 	<p>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'.</p> <p>Erosion and sedimentation control plans were maintained and implemented.</p>	Compliant
Construction Worker Transportation Strategy				
C23	<p>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.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 	<p>Prior to the commencement of construction of CC1, the Applicant submitted a Construction Worker Transportation Strategy and obtain approval of the Certifier.</p> <p>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.</p> <p>Not yet requested by Planning Secretary.</p>	Compliant
Construction Work Zones				
C24	<p>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</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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. 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 	<p>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.</p>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<p>Zone: 7:00AM to 6:00PM Monday to Friday and 8:00AM to 1:00PM Saturday Works Zone Length: 39 metres</p> <ul style="list-style-type: none"> 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 		
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).	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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. 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 	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
Site Contamination				
C26	Prior to the commencement of any construction, the Applicant must engage a 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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 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 	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
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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 C27 - 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	<p>The Remediation Action Plan prepared by Douglas Partners dated June 2022 must be:</p> <p>(a) updated in accordance with the recommendations of the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023;</p> <p>(b) a comprehensive updated Remediation Action Plan be prepared by a suitably qualified consultant;</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 Redmye Road and 3 Margaret Street, 	<p>The Remediation Action Plan prepared by Douglas Partners dated June 2022 was:</p> <p>(a) updated in accordance with the recommendations of the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023;</p> <p>(b) a comprehensive updated Remediation Action Plan be prepared by a suitably qualified consultant Douglas Partners;</p>	Compliant

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	(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.	Strathfield Prepared for Meriden School Project 204585.03 May 2023	(c) Submitted to the Site Auditor (d) 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.	
Historic Archaeology 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 20 November 2024. <ul style="list-style-type: none"> 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 Historical Archaeological Research Design prepared by Urbis, dated 6 July 2023(HARD)) 	Prior to the commencement of construction (excluding demolition) provide evidence that a suitably qualified archaeologist was 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.	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 20 November 2024. <ul style="list-style-type: none"> 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 Historical Archaeological Research Design prepared by Urbis, dated 6 July 2023(HARD)) Historical Archaeological Research Design Meriden School, Senior School Campus, 3 Margaret Street, Strathfield 20 July 2023 	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 20 November 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 20 November 2024. <ul style="list-style-type: none"> 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 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 	Prior to the commencement of CC1 works (excluding demolition above ground) which results in any ground disturbance, archaeological monitoring and salvage was undertaken as required and in accordance with the HARD.	Compliant

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PART D: DURING CONSTRUCTION				
Site Notice				
D1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> (a) 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; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) 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 (d) 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. 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Refer to Appendix F Photos 	<p>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.</p>	Compliant
Operation of Plant and Equipment				
D2	<p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Refer to Appendix F Photos • Plant register and maintenance records 4 June to 20 November 2024. 	<p>All construction plants and equipment used on site were maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	Compliant
Demolition				
D3	<p>Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C10.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Refer to Appendix F Photos • 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 • CERTIFICATE OF ANALYSIS: Environment Testing Attention: Joel James-Hall Report: 1004676-AFC Project Name/ID: Meridan School 204585.06 Received – reported dates: July 04 2023 – July 05 2023 • Asbestos and Demolition Online Notification system. 29/06/2023 	<p>No Demolition works were conducted during this audit period.</p>	Not Triggered
Construction Hours				
D4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Refer to Appendix F Photos • Complaint Register 4 June to 20 November 2024 	<p>No out-of-hours work was conducted, and no complaints were received in terms of noise.</p>	Compliant
D5	<p>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.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> • Refer to Appendix F Photos 	<p>Based on the site audit there was no heavy construction vehicle movement during the said restricted hours.</p>	Compliant

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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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	No out-of-hours work during this audit period.	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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	No out-of-hours work during this audit period.	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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	No rock breaking, rock hammering, sheet piling during this audit period.	Not Triggered
Implementation of Management Plans				
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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F PhotosBuildcorp Site Inspections 4 June 2024 to 20 November 2024	The Applicant carried out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans) approved by the Certifier. HSE weekly inspections were conducted regularly by Buildcorp.	Compliant
Construction 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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	During the site's inspection and audit, it was observed that all construction vehicles are within site and in the approved work zone.	Compliant
Hoarding Requirements				
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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	There was no graffiti along site fence.	Compliant
No Obstruction 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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	There was no obstruction along public way.	Compliant
Construction 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	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	The construction works are within construction noise management levels. No noise complaints were received.	Compliant

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	the management and mitigation measures identified in the approved CNVMSP in condition C19.			
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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	No noise complaints were received with regards to construction vehicles or trucks arriving outside the approved working hours.	Compliant
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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	The development was constructed according to the most recent version of the CEMP (including Sub-Plans) approved by the Certifier.	Compliant
Vibration Criteria				
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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	No vibratory activities covered during this audit	Not Triggered
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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	No vibratory activities covered during this audit	Not Triggered
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 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F Photos	No vibratory activities covered during this audit	Not Triggered
Tree Protection				
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 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, 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.	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none">Refer to Appendix F PhotosArboricultural Impact Assessment Tree Protection Specification Meriden School Strathfield, Senior School Campus Design & Creative Arts Building Social Science Building Prepared for: MERIDEN SCHOOL 27th July 2022 Revision CRE: Meriden School Strathfield, Senior School Campus Temporary Roadway Design– Impact Statement: 1 st August 2023 Carmichael Tompkins Property Attn: Robin Merrick Suite 14.04, Level 14 Aurora Place 88 Phillip Street Sydney NSW 2000	The tree protections were maintained. Refer to photos.	Compliant

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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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 	No dust generation was noted during the inspection, and the site access and haul road were now sealed. The pedestrian walkway was stabilised with carpet.	Compliant
D21	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (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. 	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 	During the site inspection of this audit, the Applicant ensured that: <ul style="list-style-type: none"> (a) activities are carried out to minimize dust, including the emission of windblown or traffic-generated dust. (b) all trucks entering or leaving the site with loads have their loads covered. (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 were carried out on-site to minimise exposed surfaces. 	Compliant
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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos Construction Soil and Water Management Plan 30th June 2023 	All erosion and sediment control measures were effectively implemented and maintained in accordance with the CSWMSP.	Compliant
Imported Fill				
D23	The Applicant must: <ul style="list-style-type: none"> (a) 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; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the appointed Site Auditor (condition C26) or the Planning Secretary upon request. 	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos Certificate Number: 24000087 / 2 by MBC Group date issues 8 Mar 2024 -CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building Site Contamination - Remediation Action Plan R.002. Rev2 prepared by Douglas Partners Pty Ltd endorsed by Joel James-Hall dated 05 May 2023 	No imported materials were brought to the site during this audit period. However, a Remediation Action Plan was developed, and this included controls for imported material brought to the site.	Not Triggered
Disposal of Seepage and Stormwater				
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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos Certificate Number: 24000087 / 2 by MBC Group date issues 8 Mar 2024 -CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building Disposal of Seepage and Stormwater Approval was prepared by Strathfield Council endorsed by Heath Fayad, dated 22 Feb 2024. 	Adequate provisions was made to collect and discharge stormwater drainage during construction of the development and the Certifier approved these provisions. The prior written endorsement of the Council was obtained to connect or discharge site stormwater to the Council's stormwater drainage system or street gutter.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Emergency 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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos Awareness training – Assembly points and the emergency egress route QUIZ for the Meridan DACA site. 	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. It was also discussed every pre-start and toolbox talks.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
D26	In the event that surface disturbance identifies a new Aboriginal object: <ol style="list-style-type: none"> 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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 	No aboriginal finds during the audit period.	Not Triggered
Unexpected 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): <ol style="list-style-type: none"> 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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 	No unexpected archaeological relics or human remains were uncovered during this audit.	Not Triggered
Unexpected Finds Protocol – Burials				
D28	In the event that a burial or skeletal remains are uncovered during work, then: <ol style="list-style-type: none"> 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 works may only recommence with the written approval of Heritage NSW. 	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 	No unexpected archaeological relics or human remains were uncovered during this audit.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Waste Storage 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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 	All waste generated during construction was secured and maintained within designated waste storage areas at all times.	Compliant
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 Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 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 Chalouhi Pty Ltd Project 204585.06 2/22 Centenary Avenue 30 June 2023 Moorebank NSW 2170 R.001.Rev0 JJH Attention: Deen Fiaz Email: Deen@chalouhi.com.au In Situ Waste Classification Meriden School Redevelopment 30-32 Redmyre Road, Strathfield Monthly Waste Report by Aussie Skips for period of July 2024 Monthly Waste Report by Aussie Skips for period of June 2024 Monthly Waste Report by Aussie Skips for period of May 2024 Monthly Waste Report by Aussie Skips for period of October 2024 Monthly Waste Report by Aussie Skips for period of September 2024 	All waste generated during construction was assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Compliant
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 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos 	Concrete waste bins were used onsite.	Compliant
D32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Site Inspection and interview on 20 November 2024. <ul style="list-style-type: none"> Refer to Appendix F Photos Monthly Waste Report by Aussie Skips for period of July 2024 Monthly Waste Report by Aussie Skips for period of June 2024 Monthly Waste Report by Aussie Skips for period of May 2024 Monthly Waste Report by Aussie Skips for period of October 2024 Monthly Waste Report by Aussie Skips for period of September 2024 	Aussie Skips provided waste reports on a monthly basis, and the percentages of reuse, recycled material, and disposal locations were tracked.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Refer to Appendix F Photos Chalouhi Pty Ltd Project 204585.06 2/22 Centenary Avenue 13 November 2023 Moorebank NSW 2170 R.004.Rev0 HT / TK: jl Attention: Deen Fiaz Email: Deen@chalouhi.com.au Asbestos Clearance Certificate of BH8/TP16 Meriden School Redevelopment 3 Margaret Street, Strathfield 	None in the last 6 months. Not triggered this audit period.	Not Triggered
Outdoor Lighting				
D34	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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Refer to Appendix F Photos 	No works at night; therefore, no external lighting is used.	Not Triggered
Site Contamination				
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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Asbestos Clearance Report Meriden DaCA and Social Sciences Building dated 30/04/2024 prepared by Douglas Partners 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 Certificate Number: 24000087 / 2 by MBC Group date issues 8 Mar 2024 -CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building Site Contamination - Remediation Action Plan R.002. Rev2 prepared by Douglas Partners Pty Ltd endorsed by Joel James-Hall dated 05 May 2023 	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.	Compliant
D36	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	<p>Site Inspection and interview on 20 November 2024.</p> <p>Site Contamination - Remediation Action Plan R.002. Rev2 prepared by Douglas Partners Pty Ltd endorsed by Joel James-Hall dated 05 May 2023</p> <p>Joel James Hall is the NSW EPA Site Auditor accredited.</p>	Interim Audit Advice is yet to be completed upon the completion of construction.	Not Triggered

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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.	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Certificate Number: 24000087 / 2 by MBC Group date issues 8 Mar 2024 -CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building Site Contamination - Remediation Action Plan R.002. Rev2 prepared by Douglas Partners Pty Ltd endorsed by Joel James-Hall dated 05 May 2023 	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
Operational Flood Emergency Response Plan				
D38	<p>Within six months of the commencement of construction, a revised Flood Emergency Response Plan (FERP) must be prepared, that:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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 consistent with SES advice; iv) clear emergency management triggers and responses; v) details of flood warning time, lag times and flood notification (as relevant); vi) details of assembly points and flood free routes 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 	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> 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 	<p>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.</p> <p>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.</p>	Compliant

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<p>options, alongside on-site emergency management provisions;</p> <p>x) identification of clear roles and responsibilities for emergency flood management within the school;</p> <p>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;</p> <p>xii) provision of clear messaging and communication protocols;</p> <p>xiii) provision of clear requirements that the Plan be regularly reviewed; and</p> <p>(h) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members.</p>			
D39	<p>A suitably qualified independent flood consultant, as agreed to by the Planning Secretary, must:</p> <p>(a) undertake a peer-review of the revised FERP required by condition D38;</p> <p>(b) confirm that:</p> <p>i. the revised FERP has been prepared by a suitably qualified person;</p> <p>ii. it complies with all requirements of condition D38;</p> <p>iii. incorporates all advice from NSW SES and EHG; and</p> <p>iv. provides satisfactory flood emergency management measures.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Letter dated 26/02/2024 DPHI to Meriden School subject: Appointment of Independent Flood Consultant, Condition D39 Refer to Appendix F Photos 	<p>The Department approved Paul Bekker of Bekker Engineers Design Buro as an Independent Flood Consultant under condition D39 of SSD-39005127.</p>	Compliant
D40	<p>If required, the Applicant must:</p> <p>(a) amend the revised FERP to incorporate any additional advice / recommendation in the peer-review required by condition D39 (if required); and</p> <p>(b) obtain a final confirmation in writing from the peer-reviewer that the amended FERP complies with the requirements in condition D38 and includes satisfactory flood emergency management measures for the school.</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Refer to Appendix F Photos Letter dated 26/02/2024 DPHI to Meriden School subject: Appointment of Independent Flood Consultant, Condition D39 Flood Emergency Response and Risk Management Plan Rev 4 dated June 2024 prepared by Taylor Civil and Structural Certification of a Flood Emergency Response Plan "Peer Review" dated 15/06/2024 issued by Bekker 	<p>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.</p> <p>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.</p>	Compliant
Independent Environmental Audit				
D41	<p>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).</p>	<p>Site Inspection and interview on 20 November 2024.</p> <ul style="list-style-type: none"> Refer to Appendix F Photos Independent Audit IA1 conducted by Artea Green Ventures Pty Ltd (Annabelle Tungol- Lead Auditor) on 14 December 2023 Independent Audit IA2 conducted by Artea Green ventures Pty Ltd (Annabelle Tungol- Lead Auditor) on 3 June 2024 This third audit was conducted on 20 November 2024 	<p>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).</p> <p>This is the third audit conducted for Stage 1 which was conducted within 26 weeks from the previous audit.</p>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 20 November 2024. <ul style="list-style-type: none">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 from 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 week's notice (or timing) to the applicant of the date or timing upon which the audit must be commenced.	Site Inspection and interview on 20 November 2024.	No requirement from 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 20 November 2024. <ul style="list-style-type: none">Independent Audit IA1 conducted by Artea Green Ventures Pty Ltd (Annabelle Tungol- Lead Auditor) on 14 December 2023Independent Audit IA2 conducted by Artea Green ventures Pty Ltd (Annabelle Tungol- Lead Auditor) on 3 June 2024https://www.meriden.nsw.edu.au/about-us/future-planning/	This is the third audit conducted during Stage 1 under CC1. The Applicant must: (a) reviewed and responded to each Independent Audit Report prepared under condition D39 of this consent; (b) submitted 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	Compliant
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 20 November 2024. <ul style="list-style-type: none">Submission of IA2 to NSW Planning on 18 July 2024 within 60 days from audit site inspection.Request for extension of submission of IA3 was granted on 15 January 2025 through email from NSW Planning.	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 20 November 2024 as outlined in the Independent Audit Post Approval Requirements (2020), however as agreed by NSW Planning and granting the request for extension the report must be submitted on 7 February 2025. There was no issue raised during this audit. Therefore no response to audit findings to be submitted.	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 20 November 2024.	Ongoing construction. Not yet triggered.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
PART E BEFORE THE ISSUE OF THE OCCUPATION CERTIFICATE				
Notification 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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
External Walls 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	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Post-Construction Dilapidation Report – Protection of Public Infrastructure				
E4	<p>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</p> <p>This Report must:</p> <ul style="list-style-type: none"> (a) 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; (b) 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). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Repair of Public Infrastructure				
E5	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p>	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Road Damage				
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Post-Construction Survey – Adjoining Properties				
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 Report must: (a) 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; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Utilities and 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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Roadworks 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: (a) 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); (b) necessary approvals from TfNSW / Council (as relevant) has been obtained with regard to the median extension and that it is operational; and (c) 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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Works as Executed Plans				
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
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:	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include aspirational mode share targets for staff and students generally consistent with the Green Travel Plan prepared by TTW dated 14 December 2022; (d) include specific tools and actions to help achieve the objectives and mode share targets, such as: <ul style="list-style-type: none"> i) bike buses (which are similar to walking school buses but for cycling); ii) gamification for students using and promoting active and public transport; iii) activities for students to create and share transport (such as photos/videos/stories/art/maps from their trips to school); iv) 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; v) cycling and bike maintenance courses; and vi) promoting to parents the potential of active travel to school as an opportunity to stay active themselves. (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; (f) 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); (g) include an enhanced Travel Access Guide (TAG) as a separate appendices with: <ul style="list-style-type: none"> i) 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 ii) location and access for end of trip facilities; iii) provide information on car share, car-pooling and priority parking for people that carpool or car-share; and iv) provide information on the Meriden school bus, including proposed times for pick up and drop off from train stations and bus stops. (h) 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 Transport and Access Management Plan (OTAMP)				
E13	<p>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.</p> <p>The OTAMP must address the following:</p>	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<ul style="list-style-type: none"> (i) 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; (ii) the location of all car parking spaces on the senior school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); (iii) 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; (iv) 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; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) 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; (viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and (ix) a monitoring and review program with targeted timeframes of monitoring and reporting back. 			
School Zones				
E14	<p>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.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
E15	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Mechanical Ventilation				
E16	<p>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:</p> <ul style="list-style-type: none"> (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Operational 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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Operational Noise Management Plan				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E18	<p>Prior to the issue of the relevant occupation certificate, the Applicant must:</p> <ul style="list-style-type: none"> (a) 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: <ul style="list-style-type: none"> i) restriction of evening exhibition events to ensure attendees have left the senior school campus before 10pm; ii) 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; iii) hours of use of the outdoor terrace areas for speech; iv) 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 v) 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 (b) submit the Operational Noise Management Plan for each operational stage to and obtain approval of the Planning Secretary. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Car Parking, Service Vehicles and Bicycle parking Arrangements				
E19	<p>Prior to the issue of the relevant occupation certificate evidence must be submitted to and approved by the Certifier that demonstrates that:</p> <ul style="list-style-type: none"> (a) the car-parking, service vehicle areas, bicycle parking facilities comply with condition B5 and condition B6; (b) appropriate pedestrian and cyclist advisory signs are provided; (c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority; (d) the bi-cycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and (e) end-of-trip facilities for staff are provided. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Fire Safety Certification				
E20	<p>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.</p>	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Structural Inspection Certificate				
E21	<p>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:</p> <ul style="list-style-type: none"> (a) the Structural Inspection Certificate or a Compliance Certificate is approved by the Certifier; (b) 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 (c) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Stormwater Quality Management Plan				
E22	<p>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:</p> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Outdoor Lighting				
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).	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
E25	Prior to the issue of the relevant occupation certificate, way-finding signage and signage identifying the location of staff car parking must be installed.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Operational Waste 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).	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
E29	<p>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:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and (c) detail the materials to be reused or recycled, either on or off site. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
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 landscaping.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Operational Flood Emergency Response Plan				
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: <ul style="list-style-type: none"> (a) the FERP required by condition D38 and any amended FERP required by condition D40 (if relevant); (b) the peer review required by condition D39; (c) any further confirmation from the peer-reviewer as required by condition D40 (if relevant); and (d) 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 Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Site Contamination				
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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Archaeological 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: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified consultant; (b) 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); (c) detail the result of monitoring works and any salvage excavation undertaken in accordance with condition C32; and (d) 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. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
PART F POST 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	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to Council for information.			
F2	<p>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.</p> <p><i>Note: Any Rail turn-out facility or ramp would require further assessment and approval under the relevant State or Commonwealth planning legislation.</i></p>	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
F3	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
F4	<p>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:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e) details of the recommendations of the Noise Management Plan in Condition E18 as relevant; (f) 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; (g) measures to minimise localised traffic and parking impacts; and (h) 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. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
F5	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
F6	Should any out of hours 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 it to Council for information.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
F7	<p>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:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<ul style="list-style-type: none"> (e) details of the recommendations of the Noise Management Plan in Condition E18 as relevant; (f) 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; (g) measures to minimise localised traffic and parking impacts; and (h) 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. 			
F8	The Out of Hours Event Management Plans must be implemented by the Applicant for the duration of the identified community event or use.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Operation of Plant and Equipment				
F9	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Warm Water Systems and Cooling Systems				
F10	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Community Communication Strategy				
F11	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Operational Transport and Access Management Plan (OTAMP)				
F12	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Operational Noise Limits				
F13	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
F14	Short term operational noise monitoring must be: <ul style="list-style-type: none"> (a) carried out within 4 months of commencement of use of the proposed buildings and associated open spaces approved by this development consent; (b) carried during school term during operational hours on a typical school day(s); and (c) 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. 	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
F15	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	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
F16	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 measured at the affected noise sensitive receivers, or provide attenuation measures at the affected noise sensitive receivers.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Unobstructed Driveways and Parking Areas				
F17	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Green Travel Plan				
F18	The Green Travel Plan required by Condition E12 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Ecologically Sustainable Development				
F19	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.	Site Inspection and Interview 20 November 2024 This audit only covers the construction works under CC3 and CC4. Triggered	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
Outdoor Lighting				
F20	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Landscaping				
F21	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
Signage				
F22	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.	Site Inspection and Interview 20 November 2024	This audit only covers the construction works under CC3 and CC4.	Not Triggered
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.	Compliant
Long Service Levy				
AN2.	For work costing \$250,000 or more, a Long Service Levy must be paid for each stage. For further information please contact the Long Service Corporation on 131 441.	<ul style="list-style-type: none"> 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 on 20 November 2024	No advice was received from the Department during the audit period.	Not Triggered

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Access for People with Disabilities				
AN4.	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<ul style="list-style-type: none"> C 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 issues 8 Mar 2024 -CC2 - Structure up to and including the ground floor slab - Design and Creative Arts building Certificate Number: 24000281 / 3 by MBC Group, date of issue 16 July 2024- CC3 – Remaining building works for Design and Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip Certificate Number: 24000281 / 4 by MBC Group, date of issue 11 September 2024- CC4 – Remaining building work for Design and Creative Arts building, including all external walls and facade but excluding landscaping to 30-32 Redmyre Rd and Median strip works 	Access for people with disabilities were incorporated in the architectural design of the project.	Compliant
Utilities and Services				
AN5.	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> Sydney Water Compliance Letter prepared by Buildcorp endorsed by Nick Zambounis dated 10 Oct 2023 	The applicant obtained relevant approvals from service providers prior to constructing any utility works associated with the development.	Compliant
AN6.	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Site Inspection on 20 November 2024	Not yet triggered during the audit.	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.	Site Inspection on 20 November 2024	Not Triggered. No road works	Not Triggered
Road Occupancy 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	<ul style="list-style-type: none"> 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 Requirements				
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.	<ul style="list-style-type: none"> Site Inspection on 20 November 2024 Refer to Appendix F 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.	Compliant
Hoarding Requirements				
AN10.	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site Inspection on 20 November 2024 <ul style="list-style-type: none"> DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023 	Hoarding requirement was complied.	Compliant

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<ul style="list-style-type: none"> Works Zone Permit for Redmye Road, Strathfield, NSW, 2135, date of issue 13 September 2023. DA Condition B11 - Fencing on Redmye 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 Redmye Rd, Strathfield) - Hoarding Permit 		
Handling of Asbestos				
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.	<ul style="list-style-type: none"> 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.	Compliant
Fire Safety Certificate				
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	<ul style="list-style-type: none"> Site Inspection on 20 November 2024 	Not yet triggered at this stage.	Not Triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Department of Planning and Environment

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 IAPAR'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.



ARTEA GREEN VENTURES®

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Department of Planning and Environment



Should you wish to discuss the matter further, please contact Astrid Christensen, Compliance Officer, at 9274 6170 or email compliance@planning.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-IA3 Meriden School IA3 Consultation -DPHI

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

Date Wed 2024-11-13 11:09 AM

To Annabelle Tungol <annabelle@arteagreenventures.com>; DPE PSVC Compliance Mailbox
<compliance@planning.nsw.gov.au>

Hi Annabelle,

Thank you for the opportunity for consultation into the upcoming audit.

I request you please also consult with the local council.

Beyond the requirements of the IAPAR, and the consent, I do not have any additional requests into the scope of the audit.

Kind regards,

Astrid Christensen

Compliance Officer

Compliance - Metro

Department of Planning, Housing and Infrastructure

P (02) 9274 6170 | E Astrid.Christensen@planning.nsw.gov.au |

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.

Automatic reply: Consultation on Meriden School Design and Creative Arts -Construction

From Strathfield Municipal Council <council@strathfield.nsw.gov.au>

Date Sun 2024-11-17 12:38 PM

To Annabelle Tungol <annabelle@arteagreenventures.com>

Thank you for contacting Strathfield Municipal Council.

This is an automated response to confirm we have received your email. Your email will be allocated to the relevant department of Council for consideration and action.

In accordance with our [Customer Service Charter](#), your request will be addressed within 10 working days (please note Council may contact you to further discuss your request).

If you would prefer to speak with one of our Customer Service Officers, you can contact us on (02) 9748 9999 between 8:30am and 5:00pm, Monday to Friday.

To report a hazard that may cause physical harm, please call our 24/7 Customer Service team on (02) 9748 9999 or the easiest and fastest way to request a service day or night is by downloading our [StrathfieldHub App](#).

In an emergency, please call 000 and request police, fire, or ambulance for life-threatening situations.

If your email is a submission in response to a development application, we will include it in our consideration of the application and advise you once a determination has been reached.

Thank you,

Strathfield Municipal Council

Disclaimer: This transmission is intended for the addressee named and may contain confidential information. If you are not the intended recipient of the transmission, please delete the transmission and notify the sender. The contents of the transmission are the opinion of the individual sender, and are not necessarily endorsed by Strathfield Municipal Council.

From: Annabelle Tungol <annabelle@arteagreenventures.com>
Sent: Monday, November 11, 2024 9:44 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Astrid Christensen <astrid.christensen@planning.nsw.gov.au>
Subject: SSD-39005127-IA3 Meriden School IA3 Consultation -DPHI

To whom it may concern:

I am writing to your office regarding the upcoming 3rd Independent audit of the Meriden Senior School - Design and Creative Arts (DaCA) in accordance with the SSD-39005127 Conditions of Consent D41-D44, scheduled 20 November 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?

Looking forward to hearing from you. Thank you.

Note: I also attached the latest copies of my Exemplar Global Certification for your reference.

Regards,

Annabelle Tungol
Director - Master Auditor EMS



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T: +61 430 592 174
E: annabelle@arteagreenventures.com
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www.arteagreenventures.com
ACN: 666 654 413 ABN: 706 666 544 13

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	<p>Staged alterations and additions to Meriden Senior School, comprising:</p> <ul style="list-style-type: none"> • 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	4 February 2025

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (IAPAR 2020).
- the findings of the audit are reported truthfully, accurately and completely.
- I have exercised due diligence and professional judgement in conducting the audit.
- I have acted professionally, objectively and in an unbiased manner.
- 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.
- 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.
- 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
- 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:

- 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
- 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



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Exemplar
Global
Certification

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



Project Name	Staged alterations and additions to Meriden Senior School, Design and Creative Arts building
Consent Number	SSD-39005127


Description of Project	<p>Staged alterations and additions to Meriden Senior School, comprising:</p> <ul style="list-style-type: none"> • 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	4 February 2025

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:

- ix. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (IAPAR 2020).
- x. the findings of the audit are reported truthfully, accurately and completely.
- xi. I have exercised due diligence and professional judgement in conducting the audit.
- xii. I have acted professionally, objectively and in an unbiased manner.
- xiii. 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.
- xiv. 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.
- xv. 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
- xvi. 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:

- c) 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
- d) 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	Jonathan Alpano
Signature	
Qualifications	Master of Science in Environmental Sciences and Policy
Company	Artea Green Ventures Pty Ltd

APPENDIX E – APPROVAL OF EXTENSION OF REPORT SUBMISSION

On 15 Jan 2025, at 6:44 am, Julia Pope <Julia.Pope@planning.nsw.gov.au> wrote:

Dear Annabelle


I'm sorry to hear about your father.

In the circumstances, as nominee of the Planning Secretary, I agree to extend the time for submitting the IEA report for SSD-39005127 to Friday 7 February 2025.

Julia Pope
Team Leader Compliance - Metro

NSW Planning | Department of Planning, Housing and Infrastructure
T 02 8217 2068 M 0448 229 658 | E julia.pope@planning.nsw.gov.au
Locked Bag 5022, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124
www.dphi.nsw.gov.au

APPENDIX F – SITE INSPECTION PHOTOS

A photograph of a construction site for the Meriden DACA Project. In the background, a large, modern building with a curved glass facade is under construction. A tall tower crane stands to the left of the building. In the foreground, there are yellow and red construction containers, a red scissor lift, and a worker in a yellow safety vest and white hard hat. The sky is blue with white clouds.

Meriden DACA Project

20/11/2024, 9:06 AM

Wednesday 20 November 2024

Prepared For Buildcorp

12 Photos



Photo 1 DACA Building Adjacent To The Existing Meriden School



Photo 2 Looking Towards DACA Building Construction waste to be disposed



Photo 3 Haul road Lay down Area



Photo 4 Tree Protection And Site Fencing
Are Maintained



Photo 5 Tower Crane Still In Place DACA
Building Was Now Constructed With
External Walls And Facade



Photo 6 Chemical Storage - Empty Fuel
Cans



Photo 7 Pedestrian Access and Signages
Were Maintained



Photo 8 Tree Protections Along Redmyre
St Were Maintained



Photo 9 Carpeted Pedestrian Footpath In
Good Condition

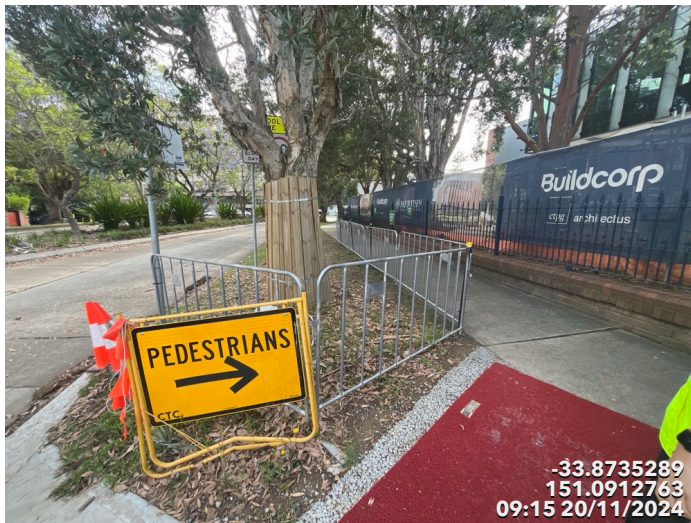


Photo 10 Traffic Signage And Tree Protection We're Maintained



Photo 11 Site Notice In Place



Photo 12 Environmental And safety Pre Start Board

Annabelle Tungol
Artea Green Ventures Pty Ltd