

INDEPENDENT AUDIT REPORT



Development	Meriden Design and Creative Arts (DaCA)
Application Number	SSD-39005127
Applicant	Meriden School
Audit Scope	Construction and Pre-Operation Phase
Audit Reference	SSD-39005127-IA4
Audit Organisation	Buildcorp Group Pty Ltd
Report Prepared and Certified by	Annabelle Tungol (Lead Environmental Auditor)
Date of Audit	9 May 2025
Date of Report	22 May 2025

Revision	Date	Revision History
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EXECUTIVE SUMMARY

The Audit Report presents findings from the fourth Independent Audit (IA4) 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 20 November 2024 and 9 May 2025, including a site inspection on 9 May 2025. 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 and pre-operation works under the Construction Certificate No. 5 and Occupation Certificate No. 1 building works for Design and Creative Arts Building, including construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building.

Summary of Findings

Detailed findings are presented in Section 3 and Appendix A. The summary of findings during this IA4 is as follows:

- A total of one hundred ninety-one (191) Conditions of Consent (CoCs) under SSD-39005127-Mod-1 were assessed.
- One hundred twenty-seven (127) CoCs were found to be compliant.
- Sixty (60) CoCs were not triggered.
- There were four non-compliances raised during this audit:
 - Condition A7: Student numbers exceeded the approved cap before project completion due to delays from unexpected utility works. The early enrolment, planned 18 months in advance, resulted in this unintentional non-compliance.
 - Condition A27: The Applicant notified the Planning Secretary of all relevant non-compliances but acknowledged that the notification was not submitted within the required seven (7) days as stipulated in this condition.
 - Condition E12: This non-compliance was raised due to the increase in student enrolment number prior to the Green Travel Plan submission.

- Condition E13: This non-compliance was raised due to the increase in student enrolment number prior to the submission of the Operational Transport and Access Management Plan (OTAMP).
- 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 incidents were noted during this audit period.

Overall Environmental Performance Statement

The Independent Audit (IA4) rated the Meriden School Design and Creative Arts Project's environmental performance as 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 2 construction activities and record reviews between 20 November 2024 and 9 May 2025. It involved a comprehensive examination of records, interviews with key personnel, and a site inspection on 9 May 2025. This audit covers the works under Construction Certificate No. 5 - Landscaping to 30-32 Redmyre Rd and Median strip works, and Occupation Certificate No. 1 - Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building.

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)

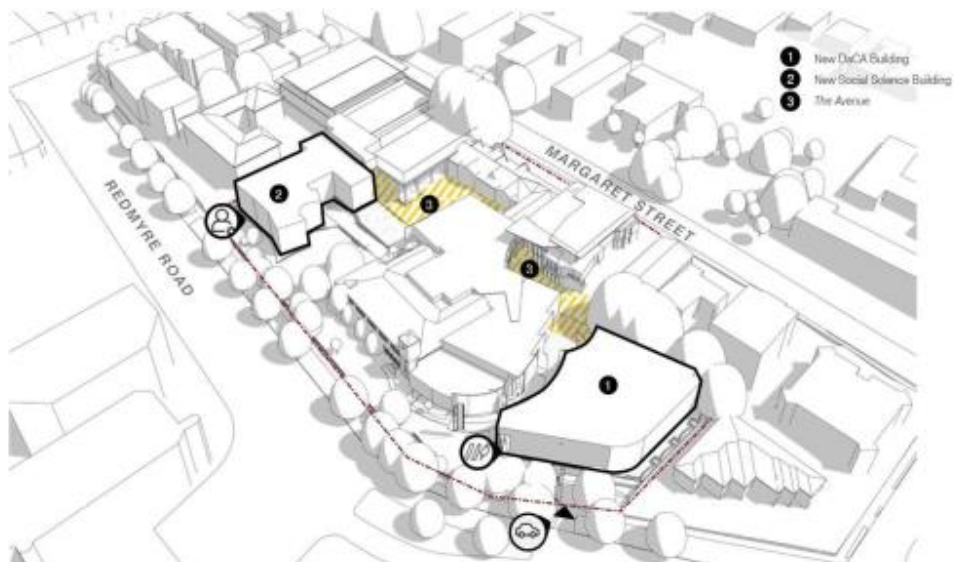


Figure 2 Proposed Site Connection (source, Architectus)



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:

Table 1 Project Staging

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 in Table 1.

Table 2: 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)

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 20 November 2024 and 9 May 2025.

1.6 Project Activity

During the conduct of this audit on 9 May 2025, that covers the works under Construction Certificate No. 5 - 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, and Occupation Certificate No. 1 - construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building.

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 9 May 2025, at 9:00 am, with the attendance of representatives from CTPG and 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 was completed offline between 5-8 May 2025.
- Conducting a thorough site walk on 9 May 2025 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 9 May 2025.
- 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 9 May 2025, at 12:00 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 in attendance and interviewed during this audit.

Table 3. Attendance and Interviewed Site Personnel Register

Name	Company	Position	Interviewed
Koleena Ng	Buildcorp Pty Ltd	Project Engineer	Yes
Devon Claremont	Carmichael Tompkins Property Group (CTPG)	Project Manager	Yes
Annabelle Tungol	Artea Green Ventures Pty Ltd	Lead Auditor	
Jonathan Alpano	Artea Green Ventures Pty Ltd	Environmental Consultant / Observer only	
Maryet David	Artea Green Ventures Pty Ltd	Environmental Consultant / Observer only	

2.4 Site Inspections

A comprehensive site walk was carried out on 9 May 2025 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.
- General housekeeping.
- Fire safety equipment
- Parking and wayfinding signage
- End of trip facilities
- Sustainability requirements i.e. electric vehicle chargers, OSD tanks, rainwater harvesting

2.5 Consultation

On 8 April 2025, 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 3.8 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 4: Compliance Status Descriptors

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

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

3.0 AUDIT FINDINGS

3.1 List of the Approvals and Documents Reviewed

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

- Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works
- Landscape Design Statement prepared by Context dated 16 Jan 2025
- Architectural Design Statement prepared by Architectus Australia Pty Ltd dated 16 Jan 2025
- Construction Traffic Management Plan prepared by Commercial TC Pty Ltd dated 04 Oct 2024
- Civil Design Certificate prepared by enstruct group pty ltd dated 31 Jan 2025
- Work Permit No. 2024/204 prepared by Strathfield Council dated 28 Nov 2024
- Median Extension Design Plans prepared by TTW
- NSW Portal CC 5 Application Form, accepted 13 Feb 2025
- Fire Safety Schedule by MBC Group issued 13 Feb 2025
- Record of Inspection by MBC Group dated 13 February 2025
- Staged Construction Certificate Approved Plans by MBC Group dated 18 February 2025
- Subdivider/Developer Compliance Certificate from Sydney Water dated 23 January 2024
- A9580-SYF01-C Syfonic Drainage Roof Plan by Syfon Systems
- A9580-SYF02-C Syfonic Drainage Level 02 Plan by Syfon Systems
- A9580-SYF03-C Syfonic Drainage Level 01 & Ground Plan by Syfon Systems
- A9580-SYF04-C Syfonic Drainage Basement 01 Plan by Syfon Systems
- H-0200 WAE Hydraulic Services Site Plan by Harris Page & Associates Pty Ltd
- H-0300 WAE Hydraulic Services Basement 2 Drainage Layout Inground Services by Harris Page & Associates Pty Ltd
- H-0301 WAE Hydraulic Services – Basement 2 High level Services layout
- H-0302 WAE Hydraulic Services – Basement 1 High level layout
- H-0303 WAE Hydraulic Services – Ground level layout
- H-0304 WAE Hydraulic Services – Level 1 High level layout
- H-0305 WAE Hydraulic Services - Level 2 High level layout
- H-0306 WAE Hydraulic Services Roof Plan by Harris Page & Associates Pty Ltd
- CV-0600_STORMWATER PLAN Rev.LWAE by GEOSURV dated 16/04/25

- Green Travel Plan Meriden Senior School prepared for Carmichael Tompkins Property Group by TTW dated 18 March 2025
- Email from CTPG to the Planning Secretary dated 18 March 2025 RE: Green Travel Plan Submission to Planning Secretary for Approval SSD-3900517 – Condition E12
- Post Approval Form_20250318074520
- Operational Transport and Access Management Plan Meriden Senior School prepared for Carmichael Tompkins Property Group by TTW dated 18 March 2025
- Email from CTPG to the Planning Secretary dated 18 March 2025 RE: Operational Transport and Access Management Plan (OTAMP) Submission to Planning Secretary for Approval SSD-3900517 – Condition E13
- Post Approval Form_20250318074829
- Email from Buildcorp to TfNSW dated 9 April 2025 RE: Meriden School - School Zone Sign Temporary Relocation (Margaret St, Strathfield)
- Operational Noise Management Plan by Meriden for Design and Creative Arts Building dated 21 March 2025
- Email from CTPG to the Planning Secretary dated 21 March 2025 RE: Operational Noise Management Plan Submission to Planning Secretary for Approval SSD-39005127 – Condition E18
- Post Approval Form_20250324072843
- Flood Emergency Response Plan (FERP) Incorporating Peer Review prepared by Taylor Civil & Structural Consulting Engineers dated 04/06/2024
- Email from CTPG to the Planning Secretary dated 03 April 2025 RE: Operational Flood Emergency Response Plan Submission to Planning Secretary SSD-39005127 - Condition E32
- Historical Archaeology Post-Excavation Report prepared for Carmichael Tompkins Property Group by Urbis Ltd dated 3 March 2025
- Email from CTPG to the Planning Secretary dated 03 April 2025 RE: Archaeological Salvage – Historic Archaeology Submission to Planning Secretary SSD-39005127 – Condition E34
- Post Approval Form_20250403060259
- Email from Urbis to Heritage NSW dated 18 March 2025 RE: Meriden School Senior Campus, Strathfield - archaeological Reports
- Email from Heritage NSW to Urbis dated 21 March 2025 RE: Meriden School Senior Campus, Strathfield – archaeological reports
- <https://heritagensw.intersearch.com.au/heritagenswjsui/handle/1/10956>
- Email from Urbis to Strathfield Council dated 18 March 2025 RE: Meriden School Senior Campus, Strathfield – archaeological reports
- Email from Strathfield Municipal Council to Urbis dated 18 March 2025 RE: Automatic reply: Meriden School Senior Campus, Strathfield – archaeological reports

- Installation Certificate – Mandatory Signage prepared by AW Signs Pty Ltd dated 19 Mar 2025
- Certificate Number 24000281 / 7 by MBC Group, date of issue 29 April 2025- OC1 – Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building
- Public Domain Boundaries for OC Rev 2 received 22 Feb 2025
- DA Condition E1 - Post Approval Form - Notification of Building Operation
- WAE Plans received 11 Apr 2025
- DA Condition E10 – Construction Traffic Management Plan prepared by Commercial TC Pty Ltd dated 04 Oct 2024
- DA Condition E2 – Certificate of Conformity – Vitradual prepared by CodeMark dated 17 Aug 2023
- DA Condition E10 – Works Permit No. 2024/204 prepared by Strathfield Council dated 28 Nov 2024
- Fire Assessment Report No. FAR 4659-01-4 prepared by Branz dated 30 May 2024
- DA Condition E10 – Median Extension Plans prepared by TTW
- Installation Certificate – Fire Hazard Properties prepared by Choice Projects Pty Ltd dated 19 Feb 2025
- As-Built Plans (Sprinklers) prepared by Precise Fire
- Data Sheet - Fire Rated Cables Single Core prepared by Class Electrical
- Fire Asset Register prepared by FPS dated 02 Apr 2025
- DA Condition E17 - Mechanical Design Certificate prepared by Shelmerdines Consulting Engineers dated 01 Jul 2024
- Email correspondence - FW: Meriden School Senior Campus, Strathfield - archaeological reports dated 31 Mar 2025
- Installation Certificate – Fire Hose Reels prepared by Penrith Lakes Plumbing Pty Ltd dated 11 Mar 2025
- Installation Certificate – Light Weight Fire Resisting Construction prepared by Choice Projects Pty Ltd dated 19 Feb 2025
- Fire Block Plans prepared by Precise Fire
- NSW Portal OC Application Form, accepted 14 Apr 2025
- DA Condition E32 - Post Approval Form - Flood Emergency Response Plan
- Performance Solution Report Issue 1 prepared by Funktion dated 08 Apr 2025
- Installation Certificate – Portable Fire Extinguishers prepared by Precise Fire dated 15 Apr 2025

- Structural Adequacy Certificate (Ground Floor) Steel Balustrade prepared by Soar Engineers Pty Ltd dated 17 Dec 2024
- Certificate of Compliance – Fire Dampers prepared by Certified Passive Fire Services Pty Limited dated 26 Mar 2025
- Installation Certificate – Stormwater and Drainage prepared by Penrith Lakes Plumbing Pty Ltd dated 16 Apr 2025
- DA Condition E5 and E6 - Repair Photos of Public Infrastructure
- DA Condition E23 - Installation Certificate – Hydraulic Engineering prepared by Penrith Lakes Plumbing Pty Ltd dated 11 Mar 2025
- DA Condition E16 and E17 - Installation Certificate – Mechanical Engineering prepared by Equilibrium Air-Conditioning dated 09 Apr 2025
- DA Condition E22, E28, E29, E31 and E44 Management In Use Plan prepared by Meriden Anglican School dated 17 Apr 2025
- DA Condition E4- Dilapidation Survey Report No. MAJ-20230046-DS-REP-1G-002-R01 prepared by MAJ Consulting Pty Ltd dated 01 Apr 2025
- DA Condition 31 and 32 - Installation Certificate – Landscaping prepared by Zedcon Civil Pty Ltd dated 17 Apr 2025
- DA Condition E2 - External wall system disclosure statement prepared by Jones Nicholson P/L dated 14 Aug 2024
- DA Condition E27 - Geotechnical Confirmation Statement prepared by Douglas Partners Pty Ltd dated 17 Apr 2025
- DA Condition E4 - Dilapidation Survey Report No. MAJ-20230046-DS-REP-1C-002-R01 prepared by MAJ Consulting Pty Ltd dated 15 Apr 2025
- Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025
- Structural Engineering - Structure, prepared by Buildcorp dated 28.04.25
- Surveyor Plan prepared by Geosurv Pty Ltd dated 27 Mar 2025
- DA Condition E12 - Green Travel Plan Approval prepared by Department of Planning, Housing and Infrastructure dated 24 Apr 2025
- E24 - Installation Certificate – Electrical Engineering prepared by Class Electrical dated 24 Apr 2025
- DA Condition E19 - Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025
- E25 & E26 (2) - Installation Certificate – Outdoor Lighting prepared by Buildcorp Group Pty Ltd dated 24 Apr 2025
- Interim Validation Report No. 204585.03.R.006.Rev0Rev GSE prepared by Douglas Partners Pty Ltd dated 17 Apr 2025
- DA Condition E13 - Operational Transport and Access Management Plan Approval prepared by Department of Planning, Housing and Infrastructure dated 24 Apr 2025

- Surveyor Statement prepared by Geosurv Pty Ltd dated 17 Apr 2025
- DA Condition E33, E35, E36 & E41 - Interim Audit Advice Letter No. 2 prepared by Ramboll Australia Pty Ltd dated 24 Apr 2025
- Plant Item Registration Certificate No. PILIF8032480/25 - Lift dated 23 Apr 2025
- OC Statement – Access for People with Disability prepared by Funktion dated 22 Apr 2025
- DA Condition E18 - Operational Noise Management Plan Approval prepared by Department of Planning, Housing and Infrastructure dated 23 Apr 2025
- Performance Solution Report Issue 2 prepared by Funktion dated 22.04.25
- Interim Fire Safety Certificate dated 29 Apr 2025
- Installation Certificate – Structural Works Post tensioning prepared by PTWorks Australia Pty Ltd dated 13 Mar 2025
- Installation Certificate – Structural Engineering Facade prepared by Jones Nicholson P/L dated 19 Mar 2025
- Installation Certificate – Balustrades, Handrails & Fixings prepared by Soar Engineering Pty Ltd dated 26 Feb 2025
- Installation Certificate – Post Tensioning Structural Works prepared by PTWorks Australia Pty Ltd dated 13 Mar 2025
- Installation Certificate – Light Weight Fire Resisting Construction prepared by Choice Projects Pty Ltd dated 19 Feb 2025
- Installation Certificate – Protection of Openable Windows prepared by Distinct Aluminium Solutions dated 12 Mar 2025
- Installation Certificate – Balustrades, Handrails & Fixings prepared by FTI Group Pty Ltd dated 21 Mar 2025
- Email from CTPG to the Planning Secretary dated 24 April 2025 RE: SSD-39005127 – Non-Compliance Notification: Condition A7 – Student and Staff Numbers; Condition E12 - Non-Compliance Notification – Green Travel Plan; Condition E13 – Operational Transport and Access Management Plan
- Email from CTPG to Strathfield Municipal Council dated 20 May 2025 RE: Submission of Documentation to Council as per SSDA Conditions
- 250428 – Meriden School DaCA – Structural Engineering Certification dated 28 April 2025
- DaCA – Structural Drawings_compressed

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 one hundred ninety-one (191) Conditions of Consent (CoCs) under SSD-39005127-Mod-1 were assessed.
- One hundred twenty-seven (127) CoCs were found to be compliant.
- Sixty (60) CoCs were not triggered.
- Four (4) non-compliances were raised.

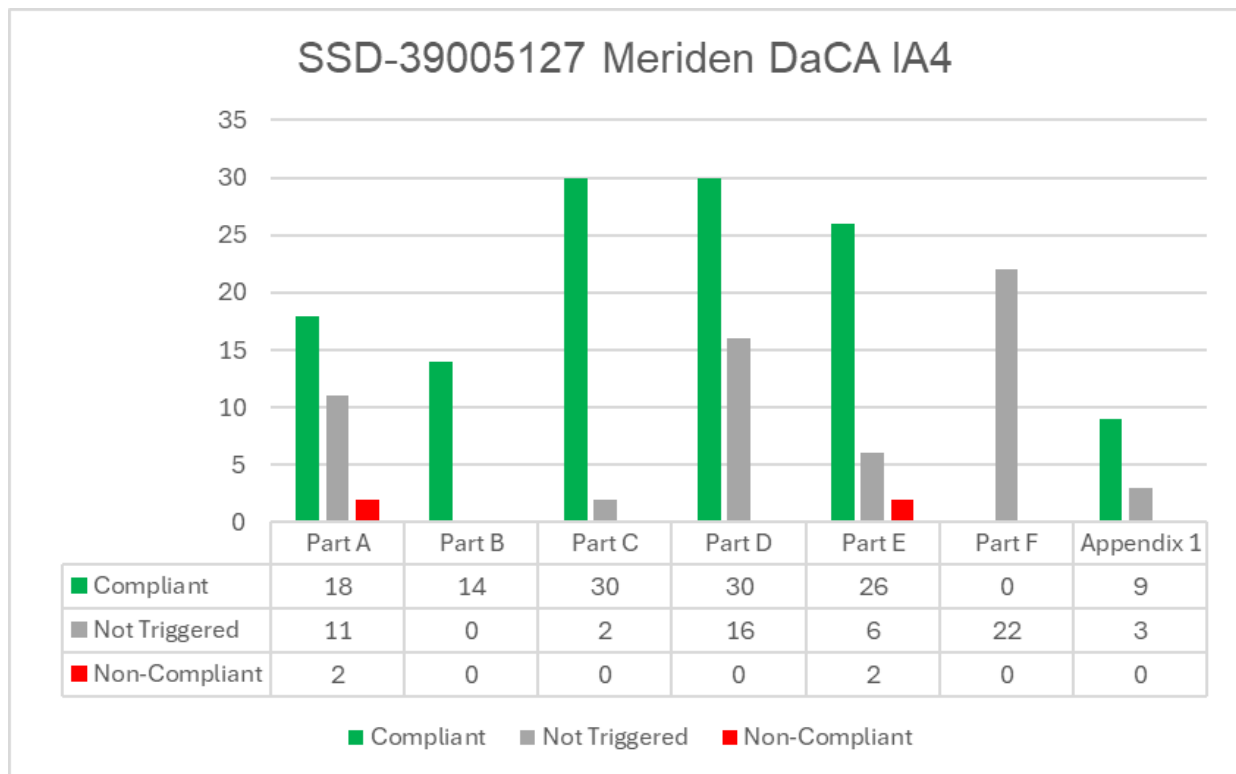


Figure 3. Summary of the Assessment of Compliance – SSD-39005127-Mod-1 Meriden School DACA Stage 2 Works.

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

3.3 Summary of Non-compliances during the Audit Period

There were four non-compliances self-reported by the Applicant during this audit period:

Table 5 IA4 Summary of Non-Compliances

NC #	CoA Requirement		Findings
IA4-NC01	A7	<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>The SSDA approval grants permission for an increase of 144 (from 1080 to 1224) students to be enrolled in the Meriden Senior School on the completion of the development. The current student enrolment figures for the school are 1,214 students and have been enrolled since January 2025. The Applicant noted that this is a noncompliance. An unexpected delay in the project due to a latent condition (Sydney Water asset upgrade) impacted delivery of the Design and Creative Arts building, delaying completion from January 2025 to end of April 2025. As school enrolment processes begin 18 months in advance, this resulted in the unintentional non-compliance.</p>
IA4-NC02	A27	<p>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.</p>	<p>The Applicant notified the Planning Secretary of all non-compliances relevant to the development during the audit period but acknowledges that the notification was not submitted within the required seven (7) days as stipulated by this condition.</p>
IA4-NC03	E12	<p>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.</p> <p>The plan must:</p> <ul style="list-style-type: none"> a. be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; 	<p>The Applicant recognised that the non-compliance with E12 is due to the student enrolment number increase prior to the update and submission of the Green Travel Plan. In the future, Meriden endeavours to ensure that the timeliness of the Green Travel Plan is not impacted by project delays and is within the requirements SSDA approval. The Green Travel Plan was approved by the Department on 24 April 2025.</p>

NC #	CoA Requirement	Findings
	<ul style="list-style-type: none"> 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, 	

NC #	CoA Requirement	Findings
	<p>including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;</p> <ul style="list-style-type: none"> 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 	

NC #	CoA Requirement	Findings
	behaviours of users of the development.	
IA4-NC04	<p>E13</p> <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> <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; 	<p>The Applicant recognised that the non-compliance with condition E13 is due to the student enrolment number increased prior to the OTAMP submission. In the future, Meriden endeavours to ensure that the timeliness of the OTAMP is not impacted by project delays and is within the requirements SSDA approval.</p>

NC #	CoA Requirement	Findings
	<ul style="list-style-type: none"> 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. 	

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

Construction Plans

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 E.

The following construction management plans were 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

Operational Management Plans

The following operational management plans were developed and has been approved by the Certifier and submitted to the Department either for information or for approval:

- Green Travel Plan
- Operational Transport and Access Management Plan
- Operational Noise Management Plan
- Management In Use Plan
- Operational Flood Emergency Response Plan

This audit only covers the assurance that they have been developed and certified or approved by the Certifier and submitted to the Department for information or for approval. The pre-operational requirements have been complied with during this audit including the closure of the non-compliance raised by Meriden prior to the conduct of the audit. The auditor noted that the plans were deemed suitable and compliant to the conditions of consent.

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 8 April 2025. The detailed consultation records can be found in **Appendix C** of this report.

Table 6: Consultation Results

Stakeholder	Comments	Response to feedback
Department of Planning and Housing Infrastructure (DPHI – NSW Planning)	Beyond the conditions of consent and the IAPARs, the Department does not have any additional areas of focus for the scope of the audit	No further action was required by the Department beyond what was covered during this audit.
	Consultation with local council	Consultation with Strathfield Council was conducted on 4 May 2025
Strathfield Council	Strathfield Council has advised that community complaints have primarily related to construction worker parking. Concerns include overstay in time-restricted parking zones and large utility vehicles occupying multiple spaces due to staggered parking. While enforcement measures have a short-term positive impact, the issues typically recur after a few weeks.	The site inspection accordingly focused on construction worker parking, in line with community concerns. It was noted that the bulk of construction work for the development has been completed, and the demobilisation of the site office is currently underway. As a result, there has been a significant reduction in the number of contractors present onsite. This decrease in construction activity is expected to substantially relieve pressure on public parking, as fewer construction-related vehicles - including large utility vehicles - are occupying nearby parking spaces. This transition should address most parking concerns previously raised by the community.

3.9 Other Matters Considered Relevant by the Auditor or the Department

Please note that the landscaping works were not yet completed at the time of this audit, and an additional Occupation Certificate is still pending. Meriden should contact the Department to confirm compliance with the IAPAR 2020 audit frequency requirements following this audit, in case a further construction audit is required.

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 7: 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	Adverse 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	Y

Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
		must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.	
Tree removal	Impact on retained trees	Adhered to the Arborist Report recommendations prepared by TreelQ,	Y
Aboriginal Heritage	Disturbance of previously unidentified items of aboriginal heritage	<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.</p> <p>If the remains are suspected to be Aboriginal, the Heritage NSW may also be contacted at this time to assist in determining appropriate</p>	Y

Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
		<p>management 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>	
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

Aspect	Potential Impacts	Mitigation Measures	Implemented (Y/N)
Social Impact	General disruption to community associated with construction and operation	Implement all the recommendations of the TAIA including: Development of a Construction Traffic Management Plan prior to the construction of the school Development a GTP and OTAMP prior to the operation of the proposal. Continue to communicate with stakeholders and the community about the implementation of measures to reduce the negative impacts of traffic and parking around the school.	Y However, NCs were raised due to the delayed of GTP and OTAMP submission
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 E for photos taken during the inspection on 9 May 2025. These images visually document the site and support the observations and findings in the report.

In this fourth 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.
- Fire safety equipment were installed and fire certificate was posted on the wall of the building.
- Plant (lift) registration was posted on the wall of the lift.
- End of trip facilities were built and operational.
- Electrical vehicle charging areas were built and operational.
- The disability access and security cameras requirements were built and operational.
- Rainwater harvesting and onsite detention tanks were built and operational.
- Demobilisation of Buildcorp site office was ongoing during the audit.
- Lesser contractor parking requirements due to reduction of construction works the building works was completed except for landscaping.

3.12 Key strengths and environmental performance

Key Strength

The audit findings highlighted 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.

Overall Environmental Performance Statement

The Independent Audit (IA4) rated the environmental performance of the Meriden School Design and Creative Arts Project as satisfactory. The audit, following CoC D41 and the 2020 IAPAR guidelines, shows compliance with approval conditions except for the four(4) non-compliances which are administrative in nature.

3.13 Previous Audit Findings and Status

There were no previous audit issues raised in the last audit IA3.

3.14 Audit Findings and Recommendations -IA4

The following table presents the audit findings and recommendations during this audit IA4.

NC #	CoA Requirement	Findings	Recommendation
IA4-NC01	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.	The SSDA approval grants permission for an increase of 144 (from 1080 to 1224) students to be enrolled in the Meriden Senior School on the completion of the development. The current student enrolment figures for the school are 1,214 students and have been enrolled since January 2025. The Applicant noted that this is a noncompliance. An unexpected delay in the project due to a latent condition (Sydney Water asset upgrade) impacted delivery of the Design and Creative Arts building, delaying completion from January 2025 to end of April 2025. As school enrolment processes begin 18 months in advance, this resulted in the unintentional non-compliance.	No recommendation as the non-compliance has been addressed by Meriden prior to this audit.
IA4-NC02	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.	The Applicant notified the Planning Secretary of all non-compliances relevant to the development during the audit period but acknowledges that the notification was not submitted within the required seven (7) days as stipulated by this condition.	Ensure that all future submissions are made within the timeframes specified by the relevant condition.
IA4-NC03	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:	The Applicant recognised that the non-compliance with E12 is due to the student enrolment number increase prior to the update and submission of the Green Travel Plan. In the future, Meriden endeavours to ensure that the timeliness of the Green Travel Plan is not	No recommendation as the non-compliance has been addressed by Meriden prior to this audit.



NC #	CoA Requirement	Findings	Recommendation
	<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: e) bike buses (which are similar to walking school buses but for cycling); f) gamification for students using and promoting active and public transport; g) activities for students to create and share transport (such as photos/videos/stories/art/maps from their trips to school); h) 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; i) cycling and bike maintenance courses; and j) promoting to parents the potential of active travel to school as an opportunity to stay active themselves. 	<p>impacted by project delays and is within the requirements SSDA approval. The Green Travel Plan was approved by the Department on 24 April 2025.</p>	



NC #	CoA Requirement	Findings	Recommendation
	<ul style="list-style-type: none"> k) 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; l) 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); m) include an enhanced Travel Access Guide (TAG) as a separate appendices with: n) 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 o) location and access for end of trip facilities; p) provide information on car share, car-pooling and priority parking for people that carpool or car-share; and q) provide information on the Meriden school bus, including proposed times for pick up and drop off from train stations and bus stops. r) 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. 		



NC #	CoA Requirement	Findings	Recommendation
IA4-NC04	<p>E13</p> <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> <ul style="list-style-type: none"> a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; b) the location of all car parking spaces on the senior school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); c) 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; d) 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; e) delivery and services vehicle and bus access and management arrangements; 	<p>The Applicant recognised that the non-compliance with condition E13 is due to the student enrolment number increased prior to the OTAMP submission. In the future, Meriden endeavours to ensure that the timeliness of the OTAMP is not impacted by project delays and is within the requirements SSDA approval.</p>	<p>Ensure that the OTAMP must be developed and submitted to the Department within the timeframe stipulated by the condition.</p>



NC #	CoA Requirement	Findings	Recommendation
	<ul style="list-style-type: none">f) management of approved access arrangements;g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up / drop-off parking along Margaret Street;h) car parking arrangements and management associated with the proposed use of school facilities by community members; andi) a monitoring and review program with targeted timeframes of monitoring and reporting back.		

4.0 AUDIT CONCLUSION

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

- This audit covers the works under Construction Certificate No. 5 - Landscaping to 30-32 Redmyre Rd and Median strip works, and Occupation Certificate No. 1 - Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building.
- A total of one hundred ninety-one (191) Conditions of Consent (CoCs) under SSD-39005127-Mod-1 were assessed.
- One hundred twenty-seven (127) CoCs were found to be compliant.
- Sixty (60) CoCs were not triggered.
- Four (4) non-compliances were raised during this audit period:
 - Condition A7: Student numbers exceeded the approved cap before project completion due to delays from unexpected utility works. The early enrolment, planned 18 months in advance, resulted in this unintentional non-compliance.
 - Condition A27: The Applicant notified the Planning Secretary of all relevant non-compliances but acknowledged that the notification was not submitted within the required seven (7) days as stipulated in this condition.
 - Condition E12: This non-compliance was raised due to the increase in student enrolment number prior to the Green Travel Plan submission.
 - Condition E13: This non-compliance was raised due to the increase in student enrolment number prior to the submission of the Operational Transport and Access Management Plan (OTAMP).
- 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.

- Operational controls were implemented i.e. fire safety requirements, ESD requirements (electric car charging bays) and end of trip facilities, operational plants and equipment (OSD, security equipment, disability access, etc).
- 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 adherence to 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 9 May 2025.</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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Certificate Number 24000281 / 7 by MBC Group, date of issue 29 April 2025- OC1 – Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building 	<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 9 May 2025.</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 	<p>The development was carried out in compliance with the conditions of this consent, 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

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<p>Creative Arts building excluding all external walls and facade; and 30-32 Redmyre Road Landscaping and Median Strip</p> <ul style="list-style-type: none"> 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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Staged Construction Certificate Approved Plans by MBC Group dated 18 February 2025 		
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	Site Inspection and interview on 9 May 2025.	No written directions from the Planning Secretary	Not Triggered
A4	<p>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.</p>	Site Inspection and interview on 9 May 2025.	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 9 May 2025.	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 9 May 2025.	No demountables have been installed during the audit period.	Compliant
Student and Staff Numbers				
A7	<p>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:</p> <p>(a) a maximum of 1224 students (an increase of 144);</p> <p>(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</p> <p>(c) a maximum of 23 additional Full time equivalent (FTE) staff.</p>	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Email from CTPG to the Planning Secretary dated 24 April 2025 RE: SSD-39005127 – Non-Compliance Notification: Condition A7 – Student and Staff Numbers; Condition E12 - Non-Compliance Notification – Green Travel Plan; Condition E13 – Operational Transport and Access Management Plan 	<p>IA4-NC01:</p> <p>The SSDA approval grants permission for an increase of 144 (from 1080 to 1224) students to be enrolled in the Meriden Senior School on the completion of the development. The current student enrolment figures for the school are 1,214 students and have been enrolled since January 2025. The Applicant notes that this is a noncompliance. An unexpected delay in the project due to a latent condition (Sydney Water asset upgrade) impacted delivery of the Design and Creative Arts building, delaying completion from January 2025 to end of April 2025. As school enrolment processes begin 18 months in advance, this resulted in the unintentional non-compliance.</p> <p>Auditor recommendation:</p> <p>No recommendation as the non-compliance has been addressed by Meriden prior to this audit.</p>	Non-Compliant IA4-NC01
Prescribed Conditions				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025. <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 9 May 2025.	No dispute to date.	Not Triggered
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 9 May 2025.	Refer to the following conditions: B7 C13 Bus zone relocation/extension C18 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) consultation with Council and TfNSW C19 Construction Noise and Vibration Management Sub-Plan (CNVMSP) community consultation C20 Construction Soil and Water Management Plan (CSWMSP) consultation with Council C31 Any amendments to the HARD must be prepared in consultation with Heritage NSW and be submitted to and approved in writing by the Planning Secretary. D27 unexpected finds -(b) depending on the possible significance of the relics, an archaeological assessment and management strategy carried out before further works can continue in that area as determined in consultation with Heritage NSW D38 Flood emergency Response <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; 	Compliant
Staging				
A11	The project must be constructed and operated in stages in accordance with the approved Staging Report, prepared by CTPG dated 6 July 2023. Any amendments to the proposed staging must be submitted to and approved in writing by the Planning Secretary.	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none"> Meriden School SSD-39005127 Staging Report 6 July 2023 	The project is being constructed in stages in accordance with the approved Staging Report, prepared by CTPG dated 6 July 2023. There were no amendments noted during this audit period. No changes were made in the Staging Report from the last audit.	Compliant
A12	Where construction or operation is being staged in accordance with the approved Staging Report identified in condition A11, the terms of this consent/approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report dated 6 July 2023, including independent auditing requirements for each stage.	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none"> Meriden School SSD-39005127 Staging Report 6 July 2023 	The terms of this consent/approval that apply or are relevant to the works or activities that was carried out during this audit period as per Construction Certificate CC4 were complied with as per Staging Report dated 6 July 2023, including independent auditing requirements. No changes were made from the last audit. This is the fourth audit conducted within 26 weeks of the previous audit.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may:	Site Inspection and interview on 9 May 2025.	The management plans were not staged.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>			
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.	Site Inspection and interview on 9 May 2025.	The management plans were not staged.	Not Triggered
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 9 May 2025.	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 9 May 2025.	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)	<p>Site Inspection and interview on 9 May 2025.</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 Structural Design Statement prepared by Enstruct, endorsed by Ross Clarke dated 08.11.23 Performance Solution Report Issue 1 prepared by Funktion dated 08 Apr 2025 Structural Adequacy Certificate (Ground Floor) Steel Balustrade prepared by Soar Engineers Pty Ltd dated 17 Dec 2024 Structural Engineering - Structure, prepared by Buildcorp dated 28.04.25 	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

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<ul style="list-style-type: none"> 250428 – Meriden School DaCA – Structural Engineering Certification dated 28 April 2025 DaCA – Structural Drawings_compressed 		
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.	<p>Site Inspection and interview on 9 May 2025.</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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Certificate Number 24000281 / 7 by MBC Group, date of issue 29 April 2025- OC1 – Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building Performance Solution Report Issue 1 prepared by Funktion dated 08 Apr 2025 250428 – Meriden School DaCA – Structural Engineering Certification dated 28 April 2025 DaCA – Structural Drawings_compressed 	The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificate CC5 and Occupation Certificate OC1	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).	<p>Site Inspection and interview on 9 May 2025.</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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – 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 Certificate CC5 and Occupation Certificate OC1	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<ul style="list-style-type: none"> Certificate Number 24000281 / 7 by MBC Group, date of issue 29 April 2025- OC1 – Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building 		
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.	<p>Site Inspection and interview on 9 May 2025.</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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Certificate Number 24000281 / 7 by MBC Group, date of issue 29 April 2025- OC1 – Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building 	The Applicant adheres to this condition as Certified under CC5 and OC1. All applicable guidelines, protocols, Australian Standard and policies were adopted.	Compliant
A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<p>Site Inspection and interview on 9 May 2025.</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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Certificate Number 24000281 / 7 by MBC Group, date of issue 29 April 2025- OC1 – Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building 	No written direction from NSW Planning.	Not Triggered
Monitoring and Environmental Audits				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none"> HSEQ Audits March 2024 with 98.1% rating. This is independent Audit IA4 HS&E Site Inspection Walk 18 November 2024 Record of Inspection by MBC Group dated 13 February 2025 	This is the 4th Independent Environmental Audit required by IAPAR 2020 which was conducted within 6 months from the previous audit. The archaeological monitoring and salvage was undertaken as required and in accordance with the HARD. HSEQ Audit were conducted every quarter. HS&E Site Inspection Walk were conducted every Monday.	Compliant
Access to Information				
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: a) the documents referred to in condition A2 of this consent; b) all current statutory approvals for the development; c) all approved strategies, plans and programs required under the conditions of this consent; d) 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; e) 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; 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.	https://www.meriden.nsw.edu.au/about-us/future-planning	The Applicant: (a) made the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent however the link to or copy of the RtS and EIS to be posted on the website. (ii) Development Instrument Consent and Notice of Decision, Transit Approval, work zone permits; (iii) Architectural Plans, Staging Report, Remediation Action Plan, Approved Temporary Bus Zone Plan, CEMP including Community Communication Strategy, Construction Traffic and Pedestrian Management Plan, Construction Noise and Vibration Management Plan, the Construction Soil and Water Management Plan must be posted on the website (iv) Independent Environmental Audit Schedule; (v) Hazardous material Pre-Demolition Survey & Register for 30-32 Redmyre Road; (vi) a summary of the current stage and progress of the development 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 IA3 has been posted on the website. (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.	Compliant
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 9 May 2025. <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 conducted weekly by the subcontractors and Buildcorp	Compliant
Incident Notification, Reporting and Response				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025.	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 9 May 2025.	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 9 May 2025. <ul style="list-style-type: none"> Email from CTPG to the Planning Secretary dated 24 April 2025 RE: SSD-39005127 – Non-Compliance Notification: Condition A7 – Student and Staff Numbers; Condition E12 - Non-Compliance Notification – Green Travel Plan; Condition E13 – Operational Transport and Access Management Plan 	IA4-NC02: This is a self-reported non-compliance. The Applicant notified the Planning Secretary of all non-compliances relevant to the development during the audit period but acknowledges that the notification was not submitted within the required seven (7) days as stipulated by this condition. Auditor recommendation: Ensure that all future submissions are made within the timeframes specified by the relevant condition.	Non-Compliant IA4-NC02
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 9 May 2025. <ul style="list-style-type: none"> Email from CTPG to the Planning Secretary dated 24 April 2025 RE: SSD-39005127 – Non-Compliance Notification: Condition A7 – Student and Staff Numbers; Condition E12 - Non-Compliance Notification – Green Travel Plan; Condition E13 – Operational Transport and Access Management Plan 	In their non-compliance notification, the Applicant identified the development and application number, specified the conditions of consent with which the development is non-compliant, outlined the reasons for the non-compliance, and detailed all actions taken or planned to address the issue. All non-compliances were self-reported promptly upon the Applicant becoming aware of them.	Compliant
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 9 May 2025.	No incidents were reported as non-compliances. All non-compliances were self-reported promptly upon the Applicant becoming aware of them.	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 (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.	Site Inspection and interview on 9 May 2025.	Note: This condition remains compliant, as there have been no updates since the previous audits. However, non-compliances were raised during this audit period. As a result, updates to the Applicant's management plans may be required within the next three months.	Compliant
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. 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.	Site Inspection and interview on 9 May 2025.	No update is required for the CEMP; the CEMP and subplans were still applicable for the stage of work.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025.</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> <ol style="list-style-type: none"> be designed by a suitably qualified and experienced person(s); 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; be in accordance with Strathfield Council's Stormwater Management Code 1994 and applicable Australian Standards; include stormwater quality management features in accordance with Council's requirements to manage gross pollutants; and 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 9 May 2025.</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 Civil Design Certificate prepared by enstruct group Pty Ltd dated 31 Jan 2025 	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				
B3	<p>Prior to the issue of the relevant construction certificate, the Applicant must submit evidence to the Certifier that:</p> <ol style="list-style-type: none"> 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; 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 	<p>Site Inspection and interview on 9 May 2025.</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 	The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificate CC3.	Compliant

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	<p>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</p> <p>(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>			
Design of Operational Waste Storage and Processing				
B4	<p>Prior to the issue of the relevant construction certificate, the Applicant must:</p> <p>(a) update the Operational Waste Management Plan prepared by Elephants Foot dated 15 August 2022 to incorporate the following:</p> <ol style="list-style-type: none"> 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; 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 <p>(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</p> <p>(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>	<p>Site Inspection and interview on 9 May 2025.</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 Certifier demonstrating that the operational access and parking arrangements comply with the following requirements:</p> <ol style="list-style-type: none"> 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; 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 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 	<p>Site Inspection and interview on 9 May 2025.</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 B5 - Design Statement Carpark prepared by Taylor Thompson Whitting (NSW) dated 27 Jun 2024 DA Condition E19 - Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025 	<p>The Applicant adheres to this condition as certified by the Certifying Authority under the Construction Certificate CC3</p>	Compliant
Bicycle Parking and End-of-Trip Facilities				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> • DA Condition E19 - Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025 	<p>The Applicant submitted design details to the Certifier confirming provision of at least 12 bicycle parking spaces, compliance with AS 2890.3:2015, and inclusion of staff end-of-trip facilities, in accordance with this condition.</p>	Compliant
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 9 May 2025.</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 • Work Permit No. 2024/204 prepared by Strathfield Council dated 28 Nov 2024 • Public Domain Boundaries for OC Rev 2 received 22 Feb 2025 	<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 the 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> <ul style="list-style-type: none"> (a) 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) (b) 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 9 May 2025.</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 • Work Permit No. 2024/204 prepared by Strathfield Council dated 28 Nov 2024 • Median Extension Design Plans prepared by TTW 	<p>Prior to the issue of the relevant construction certificate for permanent roadworks and access, the Applicant:</p> <ul style="list-style-type: none"> (a) 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) (b) 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>Site Inspection and interview on 9 May 2025.</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- 	<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

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	Note: The contributions payable may be indexed in as required by Council in accordance with the Strathfield LGA Indirect Development Contributions Plan 2010.	<p>ground services - Design and Creative Arts building</p> <ul style="list-style-type: none"> Long Service Levy Receipt No. L0000131229, dated 05 Oct 2023 Detailed Cost Report - LSL & Development Contributions Estimate dated 15 Sep 2023 		
Geotechnical report				
B10	Prior to the issue of the relevant construction certificate, evidence must be provided and be approved by the Certifier, demonstrating that the construction certificate plans include the design recommendations of the Report on Geotechnical Investigation prepared by Douglas Partners dated July 2022.	<p>Site Inspection and interview on 9 May 2025.</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 Geotechnical Investigation Report No. 204585.02 prepared by Douglas Partners approved by H Burbridge dated 04 Jul 2023 	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.	Compliant
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 9 May 2025.</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 Aug 2023 Landscape Design Statement prepared by Context dated 16 Jan 2025 	<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 9 May 2025.</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	<p>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:</p> <p>(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</p> <p>(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>	<p>Site Inspection and interview on 9 May 2025.</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 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 Landscape Design Statement prepared by Jason Monaghan dated 20 Dec 2023 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Landscape Design Statement prepared by Context dated 16 Jan 2025 Staged Construction Certificate Approved Plans by MBC Group dated 18 February 2025 	<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.</p>	Compliant
B14	The updated landscape plans, required by condition B13 must be submitted to the Planning Secretary for approval.	Site Inspection and interview on 9 May 2025.	Pending submission of updated landscape plans to the Planning Secretary for Approval. Landscaping works has not yet commenced.	Not Triggered
PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025.</p> <ul style="list-style-type: none"> Date of Commencement of Construction 10 November 2023. 3 October 2023 SSD 39005127 Meriden School Strathfield – Notice of Commencement to be 16 October 2023. Date of actual commencement of construction on 10 November 2023. 	The Planning Secretary was notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	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 9 May 2025.</p> <ul style="list-style-type: none"> Date of Commencement of Construction 10 November 2023. 3 October 2023 SSD 39005127 Meriden School Strathfield – Notice of Commencement to be 16 October 2023. Date of actual commencement of construction on 10 November 2023. 	The Planning Secretary was notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Compliant
Certified Drawings				
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 9 May 2025.</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 DA Condition C3 – Median Extension Design Plans prepared by TTW 	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				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025.</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	<p>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>	<p>Site Inspection and interview on 9 May 2025.</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 	<p>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.</p>	Compliant
C6	<p>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>	<p>Site Inspection and interview on 9 May 2025.</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 	<p>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.</p>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
C7	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Condition C6, the Applicant must:</p> <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. 	<p>Site Inspection and interview on 9 May 2025.</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 • From: Koleena Ng Sent: Thursday, 9 May 2025 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, 9 May 2025 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, 9 May 2025 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 	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Condition C6, the Applicant:</p> <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. 	Compliant
Community Communication Strategy				
C8	<p>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>	<p>Site Inspection and interview on 9 May 2025.</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: 	<p>Site Inspection and interview on 9 May 2025.</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 	<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: 	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<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. <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	<ul style="list-style-type: none"> • 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 	<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. <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 9 May 2025.</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> <ul style="list-style-type: none"> (a) appointing a suitably qualified Green Star Accredited Professional to monitor the detailed design of the proposal to ensure that all ESD measures set out in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022, are incorporated; (b) submitting satisfactory evidence to the Certifier, a certification from the appointed consultant that the ESD measures in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022 have been incorporated into the design of the proposal; and (c) providing a copy of the certification within 7 days to the Planning Secretary, if requested. 	<p>Site Inspection and interview on 9 May 2025.</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> <ul style="list-style-type: none"> (a) appointing a suitably qualified Green Star Accredited Professional to monitor the detailed design of the proposal to ensure that all ESD measures set out in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022, are incorporated; (b) submitting satisfactory evidence to the Certifier, a certification from the appointed consultant that the ESD measures in the initiatives within the SSDA Sustainability Report prepared by Northrop dated July 2022 have been incorporated into the design of the proposal; and (c) Not yet requested by the Planning Secretary. 	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025.	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: (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.	Site Inspection and interview on 9 May 2025. <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 	Prior to the commencement of any construction, the Applicant: (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.	Compliant
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 9 May 2025. 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 9 May 2025. <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	Site Inspection and interview on 9 May 2025.	The CEMP has been prepared and updated on 10 January 2024 addressing the requirements of this condition.	Compliant

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	<p>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:</p> <p>(a) Details of:</p> <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; community consultation and complaints handling as set out in the Community Communication Strategy required by condition C8; detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and 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. <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C18);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition C19);</p> <p>(d) Construction Soil and Water Management Sub-Plan (see condition C20);</p> <p>(e) an unexpected finds protocol for contamination, any required remediation (if relevant) and associated communications procedure;</p> <p>(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(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>	<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 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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Construction Traffic Management Plan prepared by Commercial TC Pty Ltd dated 04 Oct 2024 	<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 	
C17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier.	<p>Site Inspection and interview on 9 May 2025.</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 	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

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		<p>RBC00029 Signed by: Joel Lewis Accreditation Number: BDC2335 Date of endorsement: 10 Nov 2023</p> <ul style="list-style-type: none"> 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 		
C18	<p>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:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be generally consistent with the Preliminary Construction Traffic Management Plan contained in the Transport and Accessibility Impact Assessment prepared by TTW dated 4 August 2022, the Traffic Impact Statement prepared by TTW dated 8 March 2023, and the Preliminary Construction Management Plan prepared by Buildcorp dated 17 May 2023; (c) be prepared in consultation with Council and TfNSW; (d) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (e) include details of the bus zone relocation/extension required by condition C13; (f) restriction of hours regarding heavy construction vehicle movements to be outside of the peak school hours; (g) in the event that heavy vehicle movement is required during the peak school hours, additional measures must be put in place in accordance with the CTPMSP and approval needs to be sought in accordance with condition D6; (h) management measures to ensure safety of students at the school throughout the construction period; and (i) detail heavy vehicle routes, access and parking arrangements 	<p>Site Inspection and interview on 9 May 2025.</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(b) - Construction Traffic Management Plan Rev1.4 prepared by Commercial TC Pty Ltd dated 03 Jul 2023 Construction Traffic Management Plan prepared by Commercial TC Pty Ltd dated 04 Oct 2024 	<p>The Construction Traffic and Pedestrian Management Plan has been developed by Commercial TC in accordance with SSD-39005127 Condition 16b and Conditions C18a-i.</p> <p>The CTMP was implemented and still applicable for the works during this audit period. No update is required.</p>	Compliant
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); 	<p>Site Inspection and interview on 9 May 2025.</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

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	<ul style="list-style-type: none"> (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. 			
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; (c) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) provide a plan of how all construction will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site); (d) detail all off-Site flows from the site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events up to the 1 in 100-year ARI. 	<p>Site Inspection and interview on 9 May 2025.</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 • 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 	<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
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> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	<p>Site Inspection and interview on 9 May 2025.</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 9 May 2025.</p>	<p>The Driver Code of Conduct addressed the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. <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 9 May 2025.</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</p>	<p>Site Inspection and interview on 9 May 2025.</p>	<p>Prior to the commencement of construction of CC1, the Applicant submitted a Construction Worker Transportation Strategy and obtain approval of the Certifier.</p>	Compliant

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	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.	<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>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>	
Construction Work Zones				
C24	Prior to the commencement of construction requiring a work zone on the adjoining public road reserve(s), the Applicant must lodge an application and obtain approval for on-street work zones from Council's Local Traffic Committee	<p>Site Inspection and interview on 9 May 2025.</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 	Prior to the commencement of construction requiring a work zone on the adjoining public road reserve(s), the Applicant lodged an application and obtain approval for on-street work zones from Council's Local Traffic Committee.	Compliant
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 9 May 2025.</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 9 May 2025.</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 	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

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		<ul style="list-style-type: none"> 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 		
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 9 May 2025.</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> <ul style="list-style-type: none"> (a) updated in accordance with the recommendations of the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023; (b) a comprehensive updated Remediation Action Plan be prepared by a suitably qualified consultant; (c) be submitted to the Site Auditor; (d) be supported by an Interim Audit Advice from an EPA-accredited Site Auditor certifying the updated RAP as appropriate prior to the commencement of remediation works ; and (e) the updated Remediation Action Plan be provided to the Planning Secretary for information, including the Interim Audit Advice. 	<p>Site Inspection and interview on 9 May 2025.</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 Redmyre Road and 3 Margaret Street, Strathfield Prepared for Meriden School Project 204585.03 May 2023 	<p>The Remediation Action Plan prepared by Douglas Partners dated June 2022 was:</p> <ul style="list-style-type: none"> (a) updated in accordance with the recommendations of the Report on Preliminary Site Investigation (Contamination) prepared by Douglas Partners dated March 2023; (b) a comprehensive updated Remediation Action Plan be prepared by a suitably qualified consultant Douglas Partners; (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. 	Compliant
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.	<p>Site Inspection and interview on 9 May 2025.</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 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.	<p>Site Inspection and interview on 9 May 2025.</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 Historical Archaeological Research Design prepared by Urbis, dated 6 July 2023(HARD)) 	The development was carried out in accordance with the approved HARD under the supervision of the Excavation Director appointed under condition C29.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<ul style="list-style-type: none"> Historical Archaeological Research Design Meriden School, Senior School Campus, 3 Margaret Street, Strathfield 20 July 2023 		
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 9 May 2025.	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 9 May 2025. <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
PART D: DURING CONSTRUCTION				
Site Notice				
D1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements: <ol style="list-style-type: none"> minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. 	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none"> Refer to Appendix E Photos 	A site notice(s) was prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and satisfy the requirements a-d.	Compliant
Operation of Plant and Equipment				
D2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none"> Refer to Appendix E Photos Plant register and maintenance records 4 June to 9 May 2025. 	All construction plants and equipment used on site were maintained in a proper and efficient condition and operated in a proper and efficient manner.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Demolition				
D3	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>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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 	No Demolition works were conducted during this audit period.	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> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos Complaint Register 4 June to 9 May 2025 	No out-of-hours work was conducted, and no complaints were received in terms of noise.	Compliant
D5	No heavy construction vehicle movements to and from the site onto Redmyre Road, should occur between 8am - 9.30am and 2.30pm - 4pm, to minimise potential conflict with buses on Redmyre Road during school peak hours.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	Based on the site audit there was no heavy construction vehicle movement during the said restricted hours.	Compliant
D6	<p>Construction activities may be undertaken outside of the hours in condition D4 and condition D5:</p> <p>(a) if required by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers;</p> <p>(d) if approved by Strathfield Council for the pouring of concrete only; or</p> <p>(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.</p>	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	No out-of-hours work during this audit period.	Not Triggered
D8	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	No rock breaking, rock hammering, sheet piling during this audit period.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos Buildcorp Site Inspections 4 June 2024 to 9 May 2025 Record of Inspection by MBC Group dated 13 February 2025 	<p>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.</p> <p>HSE weekly inspections were conducted regularly by Buildcorp.</p>	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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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: <ul style="list-style-type: none"> (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. 	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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 the management and mitigation measures identified in the approved CNVMSP in condition C19.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	The construction works are within construction noise management levels. No noise complaints were received.	Compliant
D14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition D4 unless approved by condition D6.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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: <ul style="list-style-type: none"> (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). 	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	No vibratory activities covered during this audit	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025. <ul style="list-style-type: none">Refer to Appendix E 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 9 May 2025. <ul style="list-style-type: none">Refer to Appendix E 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 9 May 2025. <ul style="list-style-type: none">Refer to Appendix E 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
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 9 May 2025. <ul style="list-style-type: none">Refer to Appendix E 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: (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 9 May 2025. <ul style="list-style-type: none">Refer to Appendix E Photos	During the site inspection of this audit, the Applicant ensured that: (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

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Erosion and Sediment Control				
D22	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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	<p>The Applicant must:</p> <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. 	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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 	<p>No imported materials were brought to the site during this audit period.</p> <p>However, a Remediation Action Plan was developed, and this included controls for imported material brought to the site.</p>	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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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. Installation Certificate – Stormwater and Drainage prepared by Penrith Lakes Plumbing Pty Ltd dated 16 Apr 2025 	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
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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos Awareness training – Assembly points and the emergency egress route QUIZ for the Meridan DACA site. 	<p>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.</p> <p>It was also discussed every pre-start and toolbox talks.</p>	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
D26	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is 	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	No aboriginal finds during the audit period.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<p>managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p> <p>(d) 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</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p>			
Unexpected Finds Protocol – Historic Heritage				
D27	<p>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):</p> <p>(a) ceasing all works immediately in that area and notice given to Heritage NSW and the Planning Secretary;</p> <p>(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; and</p> <p>(c) recommence works (if possible) with the written approval of the Planning Secretary.</p>	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	No unexpected archaeological relics or human remains were uncovered during this audit.	Not Triggered
Unexpected Finds Protocol – Burials				
D28	<p>In the event that a burial or skeletal remains are uncovered during work, then:</p> <p>(a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted;</p> <p>(b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains;</p> <p>(c) the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the skeletal remains; and</p> <p>(d) works may only recommence with the written approval of Heritage NSW.</p>	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	No unexpected archaeological relics or human remains were uncovered during this audit.	Not Triggered
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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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).	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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 	All waste generated during construction was assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<p>Fiaz Email: Deen@chalouhi.com.au In Situ Waste Classification Meriden School Redevelopment 30-32 Redmyre Road, Strathfield</p> <ul style="list-style-type: none"> 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 		
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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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.	<p>Site Inspection and interview on 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E 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
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 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos Chalouhi Pty Ltd Project 204585.06 2/22 Centenary Avenue 13 November 2023 Moorebank NSW 2170 R.004.Rev0 HT / TK: jl <p>Attention: Deen Fiaz Email: Deen@chalouhi.com.au Asbestos Clearance Certificate of BH8/TP16 Meriden School Redevelopment 3 Margaret Street, Strathfield</p>	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 9 May 2025.</p> <ul style="list-style-type: none"> Refer to Appendix E Photos 	No works at night; therefore, no external lighting is used.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025.</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 9 May 2025.</p> <ul style="list-style-type: none"> Site Contamination - Remediation Action Plan R.002. Rev2 prepared by Douglas Partners Pty Ltd endorsed by Joel James-Hall dated 05 May 2023 Joel James Hall is the NSW EPA Site Auditor accredited. 	Interim Audit Advice is yet to be completed upon the completion of construction.	Not Triggered
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 9 May 2025.</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

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 options, alongside on-site emergency management provisions; x) identification of clear roles and responsibilities for emergency flood management within the school; xi) recognition that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed; xii) provision of clear messaging and communication protocols; xiii) provision of clear requirements that the Plan be regularly reviewed; and 	<p>Site Inspection and interview on 9 May 2025.</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

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	(h) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members.			
D39	A suitably qualified independent flood consultant, as agreed to by the Planning Secretary, must: (a) undertake a peer-review of the revised FERP required by condition D38; (b) confirm that: i. the revised FERP has been prepared by a suitably qualified person; ii. it complies with all requirements of condition D38; iii. incorporates all advice from NSW SES and EHG; and iv. provides satisfactory flood emergency management measures.	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none">Letter dated 26/02/2024 DPHI to Meriden School subject: Appointment of Independent Flood Consultant, Condition D39Refer to Appendix E Photos	The Department approved Paul Bekker of Bekker Engineers Design Buro as an Independent Flood Consultant under condition D39 of SSD-39005127.	Compliant
D40	If required, the Applicant must: (a) amend the revised FERP to incorporate any additional advice / recommendation in the peer-review required by condition D39 (if required); and (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.	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none">Refer to Appendix E PhotosLetter dated 26/02/2024 DPHI to Meriden School subject: Appointment of Independent Flood Consultant, Condition D39Flood Emergency Response and Risk Management Plan Rev 4 dated June 2024 prepared by Taylor Civil and StructuralCertification of a Flood Emergency Response Plan "Peer Review" dated 15/06/2024 issued by Bekker	Flood Emergency Response and Risk Management Plan was updated to version 4 dated June 2024 by Taylor Civil and Structural. The plan summarised the flood risk within the site, identify preparation measures that should be undertaken, and provide an action plan with steps to be completed during flood event. Certification of a Flood Emergency Response Plan "Peer Review" dated 15/06/2024 was issued by Bekker in relation to the FERM prepared by Taylor Civil and Structural. The peer review noted that FERP satisfies the requirements of Condition D38 of the Development Consent and includes satisfactory flood emergency management measures for the Meriden School.	Compliant
Independent Environmental Audit				
D41	Independent Audits of the development must be conducted for each stage (as per the approved Staging Report) and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Site Inspection and interview on 9 May 2025. <ul style="list-style-type: none">Refer to Appendix E PhotosIndependent 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 2024This third audit was conducted on 9 May 2025	Independent Audits of the development was conducted for each stage (as per the approved Staging Report) and carried out in accordance with the Independent Audit Post Approval Requirements (2020). This is the third audit conducted for Stage 1 which was conducted within 26 weeks from the previous audit.	Compliant
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 9 May 2025. <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 9 May 2025.	No requirement from Planning Secretary.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
D44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: <ul style="list-style-type: none"> (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 9 May 2025. <ul style="list-style-type: none"> 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 https://www.meriden.nsw.edu.au/about-us/future-planning/ 	This is the third audit conducted during Stage 1 under CC1. The Applicant must: <ul style="list-style-type: none"> (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 9 May 2025. <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 9 May 2025 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 9 May 2025.	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.	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Email from CTPG to the Planning Secretary dated 18 March 2025 RE: Notification of Occupation – Design and Creative Arts Building SSD-3900517 – Condition E1 DA Condition E1 - Post Approval Form - Notification of Building Operation NSW Portal OC Application Form, accepted 14 Apr 2025 	The Applicant notified the Planning Secretary of the commencement of operation date via email on 18 March 2025, more than a month prior to the issue of the occupation certificate	Compliant
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	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> DA Condition E2 – Certificate of Conformity – Vitradual prepared by CodeMark dated 17 Aug 2023 Performance Solution Report Issue 1 prepared by Funktion dated 08 Apr 2025 Performance Solution Report Issue 2 prepared by Funktion dated 22.04.25 DA Condition E2 - External wall system disclosure statement prepared by Jones Nicholson P/L dated 14 Aug 2024 Structural Completion Certificate, prepared by Enstruct, dated 29.04.25 Installation Certificate – Structural Works Post tensioning prepared by PTWorks Australia Pty Ltd dated 13 Mar 2025 Installation Certificate – Structural Engineering Facade prepared by Jones Nicholson P/L dated 19 Mar 2025 Installation Certificate – Balustrades, Handrails & Fixings prepared by Soar Engineering Pty Ltd dated 26 Feb 2025 Installation Certificate – Post Tensioning Structural Works prepared by PTWorks Australia Pty Ltd dated 13 Mar 2025 Installation Certificate – Light Weight Fire Resisting Construction prepared by Choice Projects Pty Ltd dated 19 Feb 2025 Installation Certificate – Protection of Openable Windows prepared by Distinct Aluminium Solutions dated 12 Mar 2025 Installation Certificate – Balustrades, Handrails & Fixings prepared by FTI Group Pty Ltd dated 21 Mar 2025 	The Applicant has provided the Certifier with sufficient evidence noting compliance with the requirements of the BCA and this condition.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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.	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Email from CTPG to the Planning Secretary dated 22 April 2025 RE: External Walls and Cladding Submission to Planning Secretary SSD-39005127 – Condition E3 Post Approval Form_20250422062909 	The Applicant submitted all approved documentation related to Condition E3 —External Walls and Cladding — to the Planning Secretary within seven days of its acceptance by the Certifier.	Compliant
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. 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> DA Condition E4- Dilapidation Survey Report No. MAJ-20230046-DS-REP-1G-002-R01 prepared by MAJ Consulting Pty Ltd dated 01 Apr 2025 DA Condition E4 - Dilapidation Survey Report No. MAJ-20230046-DS-REP-1C-002-R01 prepared by MAJ Consulting Pty Ltd dated 15 Apr 2025 	Landscape work is yet to commence and the Post dilapidation works will be conducted after the landscaping works. This is not yet triggered during this audit.	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>	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> DA Condition E5 and E6 - Repair Photos of Public Infrastructure 	The Applicant has undertaken repairs to public infrastructure associated with the construction of the development, as evidenced by the provided photographs.	Compliant
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.	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> DA Condition E5 and E6 - Repair Photos of Public Infrastructure 	The Applicant has undertaken repairs to public infrastructure associated with the construction of the development, as evidenced by the provided photographs.	Compliant

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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 9 May 2025	Demobilisation is currently ongoing at the development; therefore, the Post-Construction Survey Report has not yet been prepared, and the Final Occupation Certificate is scheduled to be issued in July. As a result, this condition is considered not triggered for the current audit period.	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 9 May 2025	Demobilisation is currently ongoing at the development; therefore, the Post-Construction Survey Report has not yet been prepared, and the Final Occupation Certificate is scheduled to be issued in July. As a result, this condition is considered not triggered for the current audit period.	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 9 May 2025 <ul style="list-style-type: none">Subdivider/Developer Compliance Certificate from Sydney Water dated 23 January 2024	Compliance Certificate has been issued by Sydney Water dated 23 January 2024 noting Applicant's compliance with the requirements.	Compliant
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 9 May 2025 <ul style="list-style-type: none">Median Strip PlanDA Condition E10 – Construction Traffic Management Plan prepared by Commercial TC Pty Ltd dated 04 Oct 2024DA Condition E10 – Works Permit No. 2024/204 prepared by Strathfield Council dated 28 Nov 2024DA Condition E10 – Median Extension Plans prepared by TTW dated 10 Sep 2024DA Condition E10 - Median Strip PhotosDA Condition E10 - Civil Specification prepared by TTW dated 11 Sep 2024Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025	Satisfactory evidence has been provided to the Certifier demonstrating compliance with the conditions.	Compliant
Works as Executed Plans				

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
E11	Prior to the issue of the relevant occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and be made available to the Planning Secretary if requested.	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> A9580-SYF01-C Syfonic Drainage Roof Plan by Syfon Systems A9580-SYF02-C Syfonic Drainage Level 02 Plan by Syfon Systems A9580-SYF03-C Syfonic Drainage Level 01 & Ground Plan by Syfon Systems A9580-SYF04-C Syfonic Drainage Basement 01 Plan by Syfon Systems H-0200 WAE Hydraulic Services Site Plan by Harris Page & Associates Pty Ltd H-0300 WAE Hydraulic Services Basement 2 Drainage Layout Inground Services by Harris Page & Associates Pty Ltd H-0301 WAE Hydraulic Services – Basement 2 High level Services layout H-0302 WAE Hydraulic Services – Basement 1 High level layout H-0303 WAE Hydraulic Services – Ground level layout H-0304 WAE Hydraulic Services – Level 1 High level layout H-0305 WAE Hydraulic Services - Level 2 High level layout H-0306 WAE Hydraulic Services Roof Plan by Harris Page & Associates Pty Ltd CV-0600_STORMWATER PLAN Rev.LWAE by GEOSURV dated 16/04/25 WAE Plans received 11 Apr 2025 Installation Certificate – Stormwater and Drainage prepared by Penrith Lakes Plumbing Pty Ltd dated 16 Apr 2025 DA Condition E11 - WAE Plans prepared by Syfon Systems Surveyor Plan prepared by Geosurv Pty Ltd dated 27 Mar 2025 Surveyor Statement prepared by Geosurv Pty Ltd dated 17 Apr 2025 	<p>Works-as-executed drawings have been prepared and signed by a registered surveyor, and demonstrate that stormwater drainage and finished ground levels have been constructed as approved.</p> <p>The Planning Secretary has not requested the submission of the works-as-executed drawings.</p>	Compliant
Green Travel Plan				
E12	<p>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.</p> <p>The plan must:</p> <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; 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Green Travel Plan Meriden Senior School prepared for Carmichael Tompkins Property Group by TTW dated 18 March 2025 Email from CTPG to the Planning Secretary dated 18 March 2025 RE: Green Travel Plan Submission to Planning Secretary for Approval SSD-3900517 – Condition E12 Post Approval Form_20250318074520 Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025 	<ul style="list-style-type: none"> (a) The Green Travel Plan has been prepared and reviewed by qualified traffic engineers as outlined on Page 5. Consultation with Council and TfNSW included in Section 1.4 (b) Section 5.0 describes the mode share targets for students and staff, and Section 4.0 discusses the objectives of the GTP (c) Section 5.0 outlines the aspirational mode share targets for staff and students consistent with the Green Travel Plan prepared by TTW dated 14 December 2022 (d) Section 6.0 outlines tools, actions and strategies to achieve the objectives and mode share targets (e) Section 6.4.3 outlines the roles and responsibilities of the Transport Coordinator in charge of the implementation and reviewing of the plan. 	Non-compliant IA4-NC03

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	<p>(d) include specific tools and actions to help achieve the objectives and mode share targets, such as:</p> <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. <p>(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;</p> <p>(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);</p> <p>(g) include an enhanced Travel Access Guide (TAG) as a separate appendices with:</p> <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. <p>(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.</p>	<ul style="list-style-type: none"> DA Condition E12 - Green Travel Plan Approval prepared by Department of Planning, Housing and Infrastructure dated 24 Apr 2025 Email from CTPG to the Planning Secretary dated 24 April 2025 RE: SSD-39005127 – Non-Compliance Notification: Condition A7 – Student and Staff Numbers; Condition E12 - Non-Compliance Notification – Green Travel Plan; Condition E13 – Operational Transport and Access Management Plan 	<p>(f) Section 6.0 outlines tools, actions and strategies to achieve the objectives and mode share targets</p> <p>(g) (h) Travel Access Guide (TAG) is provided in Appendix A</p> <p>IA4-NC03:</p> <p>The Applicant has self-reported a non-compliance with Condition E12, noting that the Green Travel Plan was not submitted prior to the initial increase in student numbers. However, upon recognising the oversight, the Applicant took immediate action and submitted the Green Travel Plan to the Planning Secretary as soon as possible. The Green Travel Plan was approved by the Department on 24 April 2025.</p> <p>Auditor recommendation:</p> <p>No recommendation as the non-compliance has been addressed by Meriden prior to this audit.</p>	
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> <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.); 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Operational Transport and Access Management Plan Meriden Senior School prepared for Carmichael Tompkins Property Group by TTW dated 18 March 2025 Email from CTPG to the Planning Secretary dated 18 March 2025 RE: Operational Transport and Access Management Plan (OTAMP) Submission to Planning Secretary for Approval SSD-3900517 – Condition E13 Post Approval Form_20250318074829 	<ul style="list-style-type: none"> (a) Section 4 identifies safe options for priority pedestrian routes (b) Section 8 & Section 2.5 specifies the location and capacity of each car park across the school campuses (c) Section 6 contains details about the location, operation and management of all pick up and drop off zones, including Margaret Street. Section 6.4.4 discusses traffic marshal arrangements within pick up and drop off zones (d) Section 5 contains details about the location, operation and management of bus and coach activities. Section 5.4 discusses bus marshal arrangements within bus zones. (e) Section 7 details arrangements for delivery and service vehicle access and management. (f) Section 2.2, Section 3.2, Section 3.2.1, and Section 3.2.2, detail arrangements for existing and approved access management. 	Non-Compliant IA4-NC04

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> • Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025 • DA Condition E13 - Operational Transport and Access Management Plan Approval prepared by Department of Planning, Housing and Infrastructure dated 24 Apr 2025 • Email from CTPG to the Planning Secretary dated 24 April 2025 RE: SSD-39005127 – Non-Compliance Notification: Condition A7 – Student and Staff Numbers; Condition E12 - Non-Compliance Notification – Green Travel Plan; Condition E13 – Operational Transport and Access Management Plan 	<ul style="list-style-type: none"> (g) Section 6.3 and Section 8.3 tabulates potential traffic impacts and mitigation measures, including the identified issue with queueing on Margaret Street. (h) Section 8 outlines a car park audit strategy to deter students from driving to and from school and parking on-site. (i) Section 10 contains recommendations for monitoring and reviewing of the OTAMP <p>The OTAMP was submitted to the Planning Secretary on 18 March 2025</p> <p>IA4-NC04:</p> <p>This is a self-reported non-compliance. The Applicant recognises that the non-compliance with the above condition E13 is due to the student enrolment number increase prior to the OTAMP submission. In the future, Meriden endeavours to ensure that the timeliness of the OTAMP is not impacted by project delays and is within the requirements of this or any future SSDA approval.</p> <p>Auditor Recommendation:</p> <p>Ensure that the OTAMP must be developed and submitted to the Department within the timeframe stipulated by the condition.</p>	
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>	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> • Email from Buildcorp to TfNSW dated 9 April 2025 RE: Meriden School - School Zone Sign Temporary Relocation (Margaret St, Strathfield) • Installation Certificate – Mandatory Signage prepared by AW Signs Pty Ltd dated 19 March 2025 	TfNSW has stated that the school sign located on Redmyre Road, Strathfield can be retained until the temporary driveway is removed.	Compliant
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 9 May 2025	No traffic control devices related to speed were installed, altered or removed therefore this condition is not triggered.	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. 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> • DA Condition E16 and E17 - Installation Certificate – Mechanical Engineering prepared by Equilibrium Air-Conditioning dated 09 Apr 2025 	The Applicant has provided the Certifier with evidence that installation and performance of the mechanical ventilation systems comply with conditions a and b.	Compliant
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.	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> • DA Condition E17 - Mechanical Design Certificate prepared by Shelmerdines Consulting Engineers dated 01 Jul 2024 • DA Condition E16 and E17 - Installation Certificate – Mechanical Engineering prepared by Equilibrium Air-Conditioning dated 09 Apr 2025 • Plant Item Registration Certificate No. PILIF8032480/25 - Lift dated 23 Apr 2025 	The applicant has submitted sufficient evidence to the Certifier confirming that all acoustic treatments required by Condition B3 have been incorporated, ensuring compliance with the noise criteria outlined in the Wilkinson Murray reports dated 16 December 2022 and 3 March 2023.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
Operational Noise Management Plan				
E18	<p>Prior to the issue of the relevant occupation certificate, the Applicant must:</p> <p>(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:</p> <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 <p>(b) submit the Operational Noise Management Plan for each operational stage to and obtain approval of the Planning Secretary.</p>	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> • Operational Noise Management Plan by Meriden for Design and Creative Arts Building dated 21 March 2025 • Email from CTPG to the Planning Secretary dated 21 March 2025 RE: Operational Noise Management Plan Submission to Planning Secretary for Approval SSD-39005127 – Condition E18 • Post Approval Form_20250324072843 • DA Condition E18 - Operational Noise Management Plan Approval prepared by Department of Planning, Housing and Infrastructure dated 23 Apr 2025 	<ul style="list-style-type: none"> (i) Mechanisms are in place to ensure that events end at a reasonable hour and that attendees are provided sufficient time to vacate the premises well before 10pm (ii) During school hours, the maximum anticipated number of students using the outdoor terrace is 24. Staff are to be notified that only one full class is permitted on the terrace at one time during school hours. (iii) Access to Level 2 outdoor terrace within the DaCA building is restricted before 8:20am and after 6pm daily. (iv) During school hours, the maximum anticipated number of students using the outdoor areas is 50. This space may be used for after school or weekend sporting activities until 6pm. During these times, staff will be present to monitor noise levels. (v) No regular planned after-hours activities are proposed in this space and all events are to adhere to the standard operational noise management procedures outlined in "General Restrictions". Occasionally, the outdoor lawn area may be used for an evening event which would generally conclude by 8:30 pm. <p>The Operational Noise Management Plan was approved by the Department on 23 April 2025.</p>	Compliant
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 bicycle 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. 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> • DA Condition E19 - Traffic Interim Inspection Certificate prepared by TTW dated 24 Apr 2025 	<p>The Traffic Interim Inspection Certificate note compliance with all conditions. Demonstration of compliance was also confirmed during the site inspection.</p>	Compliant
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>	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> • Fire Safety Schedule by MBC Group issued 13 Feb 2025 • Interim Fire Safety Certificate dated 29 Apr 2025 • Fire Assessment Report No. FAR 4659-01-4 prepared by Branz dated 30 May 2024 • Installation Certificate – Fire Hazard Properties prepared by Choice Projects Pty Ltd dated 19 Feb 2025 • As-Built Plans (Sprinklers) prepared by Precise Fire • Data Sheet - Fire Rated Cables Single Core prepared by Class Electrical 	<p>The Applicant submitted a copy of the Fire Safety Certificate and Structural Inspection Certificates and drawings from the Structural Engineer and installer to the Strathfield Municipal Council on 20 May 2025 as per Conditions E20 and E21.</p>	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<ul style="list-style-type: none"> Fire Asset Register prepared by FPS dated 02 Apr 2025 Installation Certificate – Fire Hose Reels prepared by Penrith Lakes Plumbing Pty Ltd dated 11 Mar 2025 Installation Certificate – Light Weight Fire Resisting Construction prepared by Choice Projects Pty Ltd dated 19 Feb 2025 Fire Block Plans prepared by Precise Fire Installation Certificate – Portable Fire Extinguishers prepared by Precise Fire dated 15 Apr 2025 Certificate of Compliance – Fire Dampers prepared by Certified Passive Fire Services Pty Limited dated 26 Mar 2025 Installation Certificate – Fire Hydrant System prepared by Penrith Lakes Plumbing Pty Ltd dated 24.03.25 Email from CTPG to Strathfield Municipal Council dated 20 May 2025 RE: Submission of Documentation to Council as per SSDA Conditions 250428 – Meriden School DaCA – Structural Engineering Certification dated 28 April 2025 DaCA – Structural Drawings_compressed 		
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. 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Structural Adequacy Certificate (Ground Floor) Steel Balustrade prepared by Soar Engineers Pty Ltd dated 17 Dec 2024 Structural Engineering - Structure, prepared by Buildcorp dated 28.04.25 Email from CTPG to Strathfield Municipal Council dated 20 May 2025 RE: Submission of Documentation to Council as per SSDA Conditions 250428 – Meriden School DaCA – Structural Engineering Certification dated 28 April 2025 DaCA – Structural Drawings_compressed 	The Applicant submitted a copy of the Structural Inspection Certificates and drawings from the Structural Engineer and installer to the Strathfield Municipal Council on 20 May 2025 as per Conditions E20 and E21.	Compliant
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; 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> DA Condition E22, E28, E29, E31 and E44 Management In Use Plan prepared by Meriden Anglican School dated 17 Apr 2025 	A Management In Use Plan demonstrating compliance with the OMP has been prepared by the Applicant and submitted to the Certifier.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	(b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.			
Warm Water Systems and Cooling Systems				
E23	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Site Inspection and Interview 9 May 2025 <ul style="list-style-type: none"> DA Condition E23 - Installation Certificate – Hydraulic Engineering prepared by Penrith Lakes Plumbing Pty Ltd dated 11 Mar 2025 	The Installation Certificate notes the installation of warm water systems and water-cooling systems for the development comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 of AS/NZS 3666.2:2011	Compliant
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 9 May 2025 <ul style="list-style-type: none"> E24 - Installation Certificate – Electrical Engineering prepared by Class Electrical dated 24 Apr 2025 	Evidence was submitted to the Certifier demonstrating that installed lighting achieved the objective of minimising light spillage.	Compliant
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 9 May 2025 Refer to Appendix E site photos <ul style="list-style-type: none"> E25 & E26 (2) - Installation Certificate – Outdoor Lighting prepared by Buildcorp Group Pty Ltd dated 24 Apr 2025 	Way-finding signage and signage identifying the location of staff car parking were noted during the site inspection.	Compliant
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 9 May 2025 Refer to Appendix E site photos <ul style="list-style-type: none"> E25 & E26 (2) - Installation Certificate – Outdoor Lighting prepared by Buildcorp Group Pty Ltd dated 24 Apr 2025 	Bicycle way-finding signage was noted during the site inspection.	Compliant
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 9 May 2025 <ul style="list-style-type: none"> DA Condition E27 - Geotechnical Confirmation Statement prepared by Douglas Partners Pty Ltd dated 17 Apr 2025 Interim Validation Report No. 204585.03.R.006.Rev0Rev GSE prepared by Douglas Partners Pty Ltd dated 17 Apr 2025 	A Geotechnical Confirmation Statement was prepared and submitted to the Certifier noting recommendations undertaken under Condition B10 have been incorporated into the design of the development.	Compliant
Operational Waste Management Plan				
E28	Prior to issue of the relevant occupation certificate, satisfactory evidence must be submitted to the Certifier that 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 9 May 2025 <ul style="list-style-type: none"> DA Condition E22, E28, E29, E31 and E44 Management In Use Plan prepared by Meriden Anglican School dated 17 Apr 2025 	Evidence has been submitted by the Applicant to the Certifier demonstrating that the constructed waste collection areas and bin routes have incorporated the relevant recommendations.	Compliant
E29	Prior to the issue of the relevant occupation certificate, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;	Site Inspection and Interview 9 May 2025 <ul style="list-style-type: none"> DA Condition E22, E28, E29, E31 and E44 Management In Use Plan prepared by Meriden Anglican School dated 17 Apr 2025 	There is no dedicated waste facility within the building, aside from standard bins. This is addressed in the Management in Use Plan.	Compliant

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	<p>(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</p> <p>(c) detail the materials to be reused or recycled, either on or off site.</p>			
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.	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Landscape Design Statement prepared by Context dated 16 Jan 2025 DA Condition 31 and 32 - Installation Certificate – Landscaping prepared by Zedcon Civil Pty Ltd dated 17 Apr 2025 	Landscaping works are currently ongoing at the development; therefore, this requirement is not yet triggered. This is an interim arrangement, subject to the issuance of the Final Occupation Certificate by the certifier.	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.	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Landscape Design Statement prepared by Context dated 16 Jan 2025 DA Condition E22, E28, E29, E31 and E44 Management In Use Plan prepared by Meriden Anglican School dated 17 Apr 2025 DA Condition 31 and 32 - Installation Certificate – Landscaping prepared by Zedcon Civil Pty Ltd dated 17 Apr 2025 	Landscaping works are currently ongoing at the development; therefore, this requirement is not yet triggered. This is an interim arrangement, subject to the issuance of the Final Occupation Certificate by the certifier.	Not Triggered
Operational Flood Emergency Response Plan				
E32	<p>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:</p> <p>(a) the FERP required by condition D38 and any amended FERP required by condition D40 (if relevant);</p> <p>(b) the peer review required by condition D39;</p> <p>(c) any further confirmation from the peer-reviewer as required by condition D40 (if relevant); and</p> <p>(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).</p>	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Flood Emergency Response Plan (FERP) Incorporating Peer Review prepared by Taylor Civil & Structural Consulting Engineers dated 04/06/2024 Email from CTPG to the Planning Secretary dated 03 April 2025 RE: Operational Flood Emergency Response Plan Submission to Planning Secretary SSD-39005127 - Condition E32 DA Condition E32 - Post Approval Form - Flood Emergency Response Plan 	The FERP Incorporating Peer Review dated June 2024 has been submitted to the Planning Secretary on 3 April 2025	Compliant
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	Site Inspection and Interview 9 May 2025	This condition has formally been pushed to the second Occupation Certificate and the Applicant will thereby issue the real A1 audit to the Planning Secretary once they hit OC2.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
	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.	<ul style="list-style-type: none"> DA Condition E33, E35, E36 & E41 - Interim Audit Advice Letter No. 2 prepared by Ramboll Australia Pty Ltd dated 24 Apr 2025 		
Archaeological Salvage – Historic Archaeology				
E34	<p>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:</p> <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. 	<p>Site Inspection and Interview 9 May 2025</p> <ul style="list-style-type: none"> Historical Archaeology Post-Excavation Report prepared for Carmichael Tompkins Property Group by Urbis Ltd dated 3 March 2025 Email from CTPG to the Planning Secretary dated 03 April 2025 RE: Archaeological Salvage – Historic Archaeology Submission to Planning Secretary SSD-39005127 – Condition E34 Post Approval Form_20250403060259 Email from Urbis to Heritage NSW dated 18 March 2025 RE: Meriden School Senior Campus, Strathfield - archaeological Reports Email from Heritage NSW to Urbis dated 21 March 2025 RE: Meriden School Senior Campus, Strathfield – archaeological reports https://heritagenew.intersearch.com.au/heritagenewjspui/handle/1/10956 Email from Urbis to Strathfield Council dated 18 March 2025 RE: Meriden School Senior Campus, Strathfield – archaeological reports Email from Strathfield Municipal Council to Urbis dated 18 March 2025 RE: Automatic reply: Meriden School Senior Campus, Strathfield – archaeological reports Email correspondence - FW: Meriden School Senior Campus, Strathfield - archaeological reports dated 31 Mar 2025 	<ul style="list-style-type: none"> (a) The post-excavation archaeological report was prepared by Balasz Hansel, MA Archaeology, MA History, M. ICOMOS, Sam Richards, BA Archaeology (Hons), and Owen Barrett, BA Archaeology and Palaeoanthropology (b) Monitoring and salvage excavation was conducted between 8 November and 17 November 2023. The excavation proceeded according to the HARD. (c) Results of undertaken monitoring works and salvage excavation are detailed (d) The Historical Archaeological Impact Assessment (HAIA) and Post-excavation Archaeological Report were submitted to the Planning Secretary (3 April 2025), and a copy sent to the Strathfield Municipal Council (18 March 2025) and Heritage NSW (18 March 2025) 	Compliant
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 people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to Council for information.	Site Inspection and Interview 9 May 2025	This is not yet covered during this audit period.	Not Triggered
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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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); (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 9 May 2025	This is not yet covered during this audit period.	Not Triggered

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CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	Not Triggered
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 9 May 2025	This is not yet covered during this audit period.	Not Triggered

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	This is not yet covered during this audit period.	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 9 May 2025	No advice was received from the Department during the audit period.	Not Triggered
Access for People with Disabilities				

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 Certificate Number 24000281 / 5 by MBC Group, date of issue 18 February 2025- CC5 – Landscaping to 30-32 Redmyre Rd and Median strip works Certificate Number 24000281 / 7 by MBC Group, date of issue 29 April 2025- OC1 – Construction of the new three-storey Design and Creative Arts building, roof terrace, two levels of basement car parking - excluding the bridge link to existing Wallis building Performance Solution Report Issue 1 prepared by Funktion dated 08 Apr 2025 Performance Solution Report Issue 2 prepared by Funktion dated 22.04.25 Structural Engineering - Structure, prepared by Buildcorp dated 28.04.25 OC Statement – Access for People with Disability prepared by Funktion dated 22 Apr 2025 	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 Subdivider/Developer Compliance Certificate from Sydney Water dated 23 January 2024 	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.	<p>Site Inspection on 9 May 2025</p> <ul style="list-style-type: none"> Subdivider/Developer Compliance Certificate from Sydney Water dated 23 January 2024 	The applicant obtained relevant approvals from service providers prior to constructing any above ground works associated with the development.	Compliant
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 9 May 2025	Not Triggered. No road works during this audit period.	Not Triggered

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
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 9 May 2025 Refer to Appendix E Photos Safety Walk Inspections 	The work site was adequately secured to prevent access by unauthorised personnel, and work was conducted at all times in accordance with relevant SafeWork requirements. No reportable safety issues during the audit period.	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.	<p>Site Inspection on 9 May 2025</p> <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 Works Zone Permit for Redmyre Road, Strathfield, NSW, 2135, date of issue 13 September 2023. DA Condition B11 - Fencing on Redmyre Road Plan prepared by Context - DWG No. L_7102 (D) dated 22 Aug 2023 Works Zone Permit Extension for Redmyre Road, Strathfield Ref No. 20232028 dated 18/01/2024 issued by Strathfield Council Email dated 7/6/2024 from Strathfield Council to Buildcorp subject: Meriden DaCA (28-32 Redmyre Rd, Strathfield) - Hoarding Permit 	Hoarding requirement was complied.	Compliant
Handling of 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 Fire Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement	<p>Site Inspection on 9 May 2025</p> <ul style="list-style-type: none"> Fire Safety Schedule by MBC Group issued 13 Feb 2025 Interim Fire Safety Certificate dated 29 Apr 2025 Fire Assessment Report No. FAR 4659-01-4 prepared by Branz dated 30 May 2024 	<p>Not yet triggered at this stage.</p> <p>Note: The Applicant has obtained a Fire Safety Certificate; however, an Annual Fire Safety Statement has not yet been submitted to Council, as less than 12 months have passed since the certificate was issued.</p>	Not Triggered

APPENDIX A - AUDIT TABLE – SSD-39005127

CoA	Requirement	Evidence	Findings and Recommendation	Compliance Status
		<ul style="list-style-type: none"> Installation Certificate – Fire Hazard Properties prepared by Choice Projects Pty Ltd dated 19 Feb 2025 As-Built Plans (Sprinklers) prepared by Precise Fire Data Sheet - Fire Rated Cables Single Core prepared by Class Electrical Fire Asset Register prepared by FPS dated 02 Apr 2025 Installation Certificate – Fire Hose Reels prepared by Penrith Lakes Plumbing Pty Ltd dated 11 Mar 2025 Installation Certificate – Light Weight Fire Resisting Construction prepared by Choice Projects Pty Ltd dated 19 Feb 2025 Fire Block Plans prepared by Precise Fire Installation Certificate – Portable Fire Extinguishers prepared by Precise Fire dated 15 Apr 2025 Certificate of Compliance – Fire Dampers prepared by Certified Passive Fire Services Pty Limited dated 26 Mar 2025 Installation Certificate – Fire Hydrant System prepared by Penrith Lakes Plumbing Pty Ltd dated 24.03.25 		

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.

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

Department of Planning, Housing and Infrastructure (DPHI):

SSD-39005127-IA4 Meriden Design and Creative Arts (DaCA) - Consultaion

From Annabelle Serrano Tungol <Annabelle@arteagreenventures.com>
Date Tue 2025-04-08 15:33
To compliance@planning.nsw.gov.au <compliance@planning.nsw.gov.au>
Cc Jonathan Alpano <Jonathan@arteagreenventures.com>

To Whom It May Concern,

I am writing to your office regarding the upcoming 4th independent audit of the Construction Phase for the SSD-39005127-IA4 Meriden Design and Creative Arts (DaCA), scheduled for 17 April 2025. 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-IA4 Meriden Design and Creative Arts (DaCA). The construction is almost 100% complete at this stage and is scheduled to commence operations on 29 April 2025. This audit will review the construction period from 21 November 2024 to 17 April 2025, including the pre-operational requirements of the SSD.

We appreciate your response and look forward to hearing from you. Thank you.

Regards,
Annabelle Tungol
Director - Master Auditor EMS



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E: annabelle@arteagreenventures.com
A: level 1 60 Martin Place Sydney
New South Wales 2000 AUSTRALIA
www.arteagreenventures.com
ACN: 666 654 413 ABN: 706 666 544 13



RE: SSD-39005127-IA4 Meriden Design and Creative Arts (DaCA) - Consultaion

From Sam Condon <Samuel.Condon@planning.nsw.gov.au>
Date Wed 2025-04-09 16:38
To Annabelle Serrano Tungol <Annabelle@arteagreenventures.com>
Cc Jonathan Alpano <Jonathan@arteagreenventures.com>

Good afternoon Annabelle,

Thank you for the consultation request, please also consult with Strathfield Council.

Beyond the conditions of consent and the IAPARs, we do not have any additional areas of focus for the scope of the audit.

Please also include this email as evidence of consultation in the final IEA report.

Regards

Samuel Condon

Senior Compliance Officer

Compliance

Department of Planning, Housing and Infrastructure

E samuel.condon@planning.nsw.gov.au

www.planning.nsw.gov.au

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2124

Working days Monday to Friday, 9:00am - 5:00pm



Strathfield Municipal Council:

Request for Feedback – 4th Independent Audit of Meriden Senior School – Design and Creative Arts (DaCA)

From Annabelle Serrano Tungol <Annabelle@arteagreenventures.com>

Date Sun 2025-05-04 11:57

To council@strathfield.nsw.gov.au <council@strathfield.nsw.gov.au>

To whom it may concern,

I am writing to your office regarding the upcoming 4th Independent audit of the Meriden Senior School - Design and Creative Arts (DaCA) in accordance with the SSD-39005127 Conditions of Consent D41-D44, scheduled for 17 April 2025. In preparation for this audit, we kindly request your valuable feedback, any complaints received from the community, and/or any focus areas that you would like us to further evaluate during this compliance review of SSD-39005127 for the pre-operation phase of Meriden Senior School Design and Creative Arts (DaCA).

Thank you and we look forward to hearing from you.

Regards,

Annabelle Tungol

Director - Master Auditor EMS



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New South Wales 2000 AUSTRALIA

www.arteagreenventures.com

ACN: 666 654 413 ABN: 706 666 544 13

RE: Request for Feedback – 4th Independent Audit of Meriden Senior School – Design and Creative Arts (DaCA)

From George Andonoski <George.Andonoski@strathfield.nsw.gov.au>

Date Tue 2025-05-06 16:07

To Annabelle Serrano Tungol <Annabelle@arteagreenventures.com>

Hi Annabelle,

In terms of complaints from the community it has mainly been around the parking of workers vehicles. The complaints have related to the overstay in timed parking areas, and the larger style workers utility vehicles being staggered in their parking and taking up multiple car parking spaces.

While enforcement of the area will bring a positive response for a couple of weeks, it then reverts to the previous issues.

There are no other specific areas identified by Council that will require further evaluation as part of your audit other than what is required by the SSD conditions of approval.

Regards

George Andonoski | *Planning & Operations Coordinator*
P +612 9748 9660
65 Homebush Rd, Strathfield NSW 2135
www.strathfield.nsw.gov.au

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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	21 May 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	Master Environmental Auditor and Quality Auditor #119536 Bachelor of Science in Chemical Engineering 1998
Company	Artea Green Ventures Pty Ltd



ARTEA GREEN VENTURES

INVESTING IN NEXT GENERATION AND LIFE CHANGING IDEAS.



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



APPENDIX E – SITE INSPECTION PHOTOS



**Meriden Project 9/5/2025,
9:29 am**

Friday, 9 May 2025



Photo 1 The DACA Building



Photo 2 Rainwater Tanks / OSD



Photo 3 Fire Safety Equipment



Photo 4 Fire Panel



Photo 5 Fire Safety Certificates



Photo 6 Fire Safety Certificates



Photo 7 Fire Extinguishers



Photo 8 Fire Extinguishers Are Available
At Each Corner



Photo 9 Emergency Phone Installed



Photo 10 Disability Amenities, Toilet And Shower



Photo 11 Storeroom



Photo 12 Way Finding And Emergency Exits



Photo 13 Emergency Exits



Photo 14 Evacuation Plan



Photo 15 Way Finding And Directions Installed



Photo 16 Toilet And Amenities



Photo 17 Building And Room Layout



Photo 18 Fire Extinguishers At The Kitchen



Photo 19 Wash Area



Photo 20 Warning Signs Installed

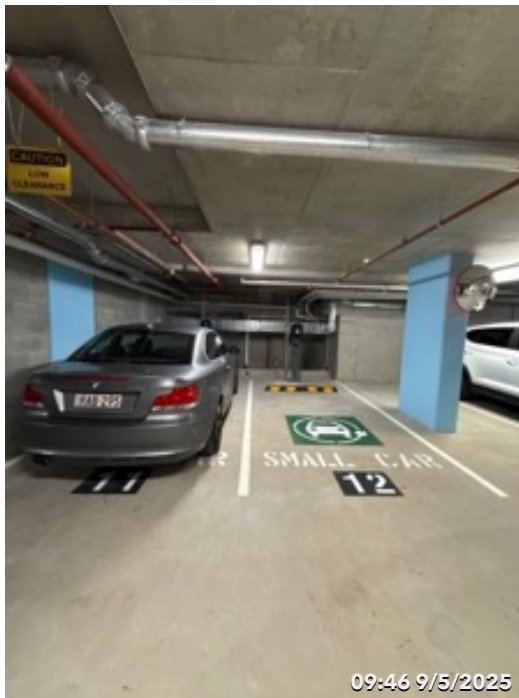


Photo 21 EV Charger Bay

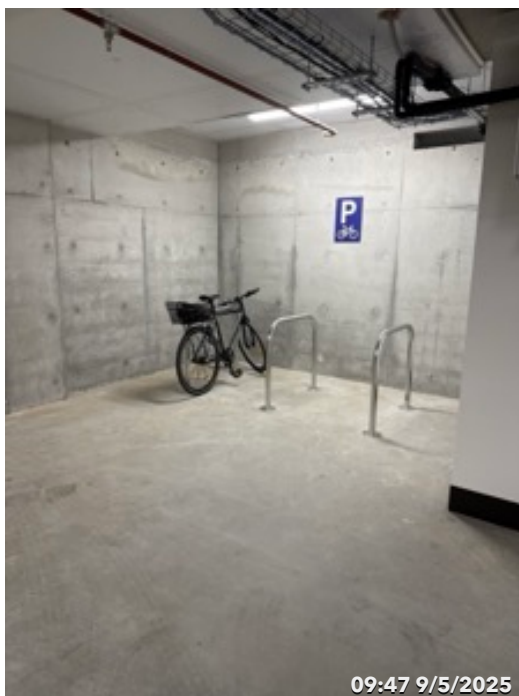


Photo 22 Bicycle Racks



Photo 23 End Of Trip Facility Showers
And Toilet

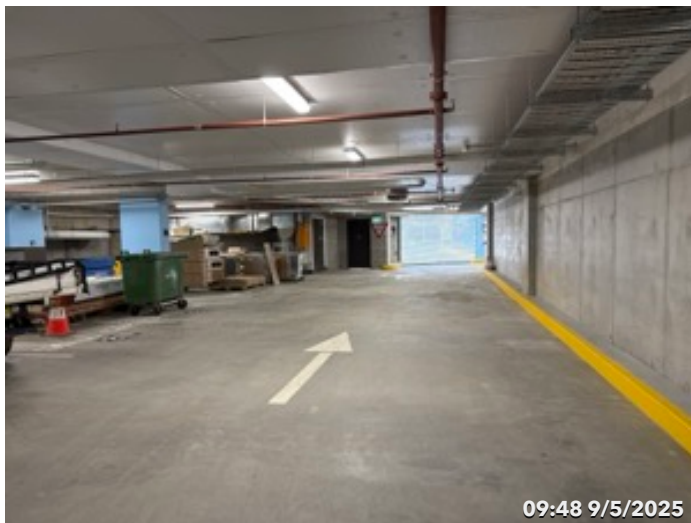


Photo 24 Traffic Directions And Way
Finding Installed

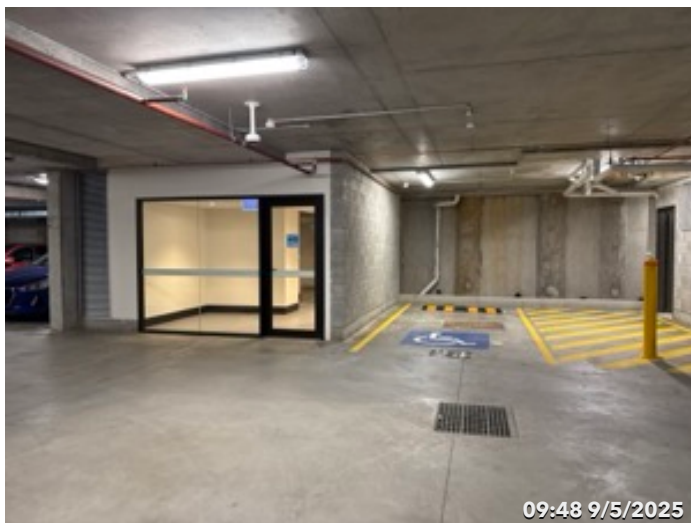


Photo 25 Disability Access Parking

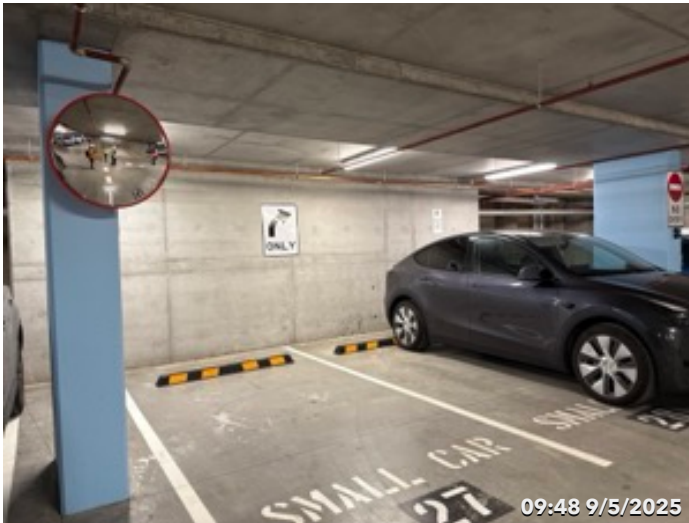


Photo 26 Way Finding And Safety Mirror Installed



Photo 27 Traffic Arrows Installed



Photo 28 Ongoing Works



Photo 29 Demobilisation Of Site Office



Photo 30 Tree Protection Were Still installed And Landscaping Works Have Not Commenced



Photo 31 Ongoing Site Office Demobilisation



Photo 32 Site Notice Still In Placed



Photo 33 Site Fencing And Mesh Screen Still In Placed



Photo 34 No Mud Tracking On The Road



Photo 35 Pedestrian Walkway And Signage Still In Placed



Photo 36 The DACA Building Has Been Completed

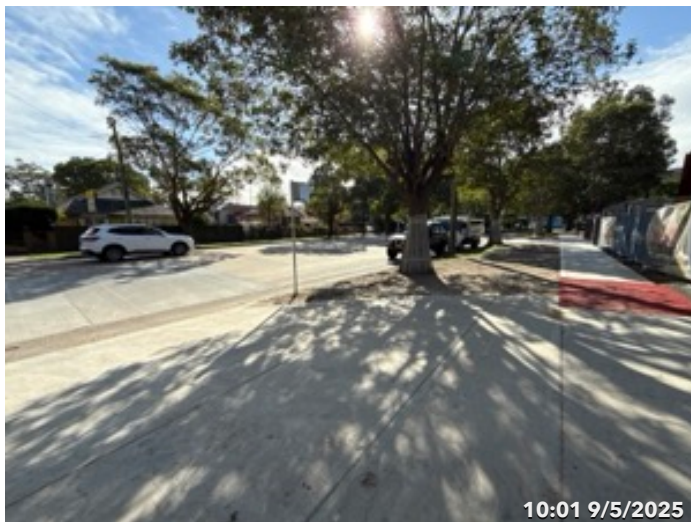


Photo 37 No Parking Of Heavy Vehicles On The Road



Photo 38 The DACA Building Is Now Operational

Annabelle Tungol
Artea Green Ventures Pty Ltd