

New School Campus Byron Road, NSW, Leppington

SSDA 9227

Proponent Response to Audit Findings - Operational Audit #1**Non-Compliances**

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
Condition E3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This condition is considered non-compliant as the DPHI was notified more than 7 days after the Certifier accepts the external walls and cladding material data.	No recommendation was made as the notification to DPHI has been conducted.	Documentation was submitted to DPHI 3/10/24	Completed
E43	Prior to the commencement of operation for the relevant construction stage, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that the construction works associated with the proposed car parking areas have been completed in accordance with the conditions of this consent and that the car parking facilities are operational.	This condition is considered non-compliant as the DPHI was notified after operation commenced	No recommendation was made as the notification to DPHI has since been conducted.		Completed

Independent Audit

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
F5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	This condition is considered non-compliant because the Operational Maintenance Manual that shows the maintenance program and evidence of maintenance was unable to be sighted.	Maintenance program and evidence of maintenance should be provided in the next Operational Audit. Evidence of plant maintenance will also be sighted to confirm compliance to the maintenance program.	The completed Stage 1 works are currently in the Defects Liability Period and maintained by the contractor. Maintenance program and evidence of maintenance will be provided in the next Operational Audit. Evidence of plant maintenance will also be provided to confirm compliance to the maintenance program.	Next Operational Audit
F12	The Applicant must ensure the public announcement and school bell system is operated and maintained in a manner that does not give rise to "offensive noise" as defined under the provisions of the Protection of the Environment Operations Act 1997.	This condition is considered non-compliant because Operational Maintenance Manual that shows the maintenance program of the school bell was unable to be sighted.	Maintenance program and evidence of maintenance should be provided in the next Operational Audit. Evidence of plant maintenance (including for the school bell) will also be sighted to confirm compliance to the maintenance program.	Maintenance program and evidence of maintenance will be provided in the next Operational Audit. Evidence of plant maintenance (including for the school bell) will also be provided to confirm compliance to the maintenance program.	Next Operational Audit

Independent Audit

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
F14	The Green Travel Plan required by condition E10 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	This condition is considered non-compliant because evidence of implementation of some items in Green Travel Plan (see Items G232 to G235) was unable to be sighted.	Evidence should be provided to address the requirements listed in GTP such as a staff forum to facilitate the formation of travel groups, provision of Green Travel Plan and TAG with public transport information to staff and students, and the completion of travel survey (see details in Items G232 to G235).	Evidence will be provided to address the requirements listed in GTP including a staff forum to facilitate the formation of travel groups, provision of Green Travel Plan and TAG with public transport information to staff and students, and the completion of travel survey	3/3/25
Green Travel Plan (GTP) Transport Access Guide	The TAG (Transport Access Guide) will be provided to staff via email correspondence and students within a starter pack as they begin the year at the campus, with additional copies available at all times in the building foyer. The TAG will provide a visual representation of customised travel information for people travelling to and from the site using alternate,	This condition is considered non-compliant because evidence of provision of Transport Access Guide (TAG) to staff was unable to be sighted.	Evidence that the TAG has been provided to staff shall be made available for review in the next Operational Audit.	Evidence that the TAG has been provided to staff will be made available for review in the next Operational Audit.	Next Operational Audit

Independent Audit

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
Green Travel Plan (GTP) Transport Access Guide Table 7	Green Travel Plan Implementation Table	This condition is considered non-compliant because the evidence of the following that are listed in the Green Travel Plan Implementation Table were unable to be sighted: A staff forum to facilitate the formation of travel groups, Provision of Green Travel Plan and Transport Access Guide to staff and students, and completion of travel survey.	Evidence should be provided to demonstrate that there is a staff forum to facilitate the formation of travel groups, provision of Green Travel Plan and Transport Access Guide to staff and students, and completion of travel survey.	Evidence will be provided to demonstrate that there is a staff forum to facilitate the formation of travel groups, provision of Green Travel Plan and Transport Access Guide to staff and students, and completion of travel survey.	3/3/25
Green Travel Plan (GTP) Monitoring and Maintenance	Travel mode data will be collected via an occupant travel survey within the first three (3) months of occupation to provide suitable baseline travel data for both staff and students. A travel survey shall then be conducted one year post occupation to assess the performance targets set in the Green Travel Plan and updated if necessary.	This condition is considered non-compliant because evidence of the travel survey was unable to be sighted.	Travel survey should be conducted. Evidence of travel survey will be reviewed in the next Operational Audit.	Travel survey will be conducted. Evidence of travel survey will be reviewed in the next Operational Audit.	3/3/25

Independent Audit

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
<p>Operational Management Plan (OMP) 2.7 Noise Mitigation</p>	<p>The School will undertake short term noise monitoring within three months of commencement of operation of the development. This monitoring program will be carried out by an appropriately qualified person and a monitoring report will be submitted to the School within two months of completion of the monitoring, to verify the operational noise levels including noise levels generated during use of the outdoor play area, internal areas and the mechanical plant/equipment do not exceed the maximum allowable levels identified in the Acoustic Assessment report.</p> <p>Should the noise monitoring program identify any exceedance of the allowable noise levels referred to above, the School will implement appropriate noise attenuation measures so that the operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.</p>	<p>This item is considered non-compliant as the noise monitoring within three months of the commencement of operation of the development was unable to be sighted.</p>	<p>Noise monitoring should be completed to meet the requirement of the Operational Management Plan. This will be reviewed in the next Operational Audit.</p>	<p>Noise monitoring report showing compliance with SSDA requirements was completed on 28/10/24.</p>	<p>28/10/24</p>

Independent Audit

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
<p>Operational Waste Management Plan (OWMP)</p> <p>2.2 Waste Management School Guiding Principles</p>	<p>Strategies to reduce paper waste will include:</p> <ul style="list-style-type: none"> • Use the Internet for research assignments. • Make memo pads out of scrap paper • View information electronically instead of printing hard copies • Reduce hand-outs distributed <p>Initiatives to promote re-use, at school, and in the home, will include:</p> <ul style="list-style-type: none"> • Reusing materials where possible in our education programs • Reuse school supplies, such as folders and binders • Donate furniture or electronics to a local charity • Collect unclaimed items at the end of the year to donate or reuse • Use old magazines for art projects <p>The school will actively promote recycling by: Recycling waste materials for craft projects</p>	<p>This item is considered non-compliant as evidence for the following items was unable to be sighted:</p> <ul style="list-style-type: none"> • Information on how other recyclables than paper and cardboard are disposed. • How waste minimisation occurs in classrooms. • - Evidence of recycling bins in assrooms. <p>- Waste minimisation communication to staff and students.</p>	<p>Amity should demonstrate how recyclables are disposed of, how waste minimisation occurs in classrooms and how waste minimisation is communicated to staff and students. This will be assessed in the next Operational Audit.</p>	<p>Amity will demonstrate how recyclables are disposed of, how waste minimisation occurs in classrooms and how waste minimisation is communicated to staff and students. This will be provided to the next Operational Audit.</p>	<p>Next Operational Audit</p>

Independent Audit

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
<p>Operational Waste Management Plan (OWMP)</p> <p>2.3 Waste Management System</p>	<p>Bins will be separated into three categories: General Waste, Commingled Recyclable Waste, and Paper & Cardboard Waste.</p> <ul style="list-style-type: none"> • Cardboard/paper recycling bins will be located in all teaching spaces (as food is not permitted in these areas, no general waste bins are required). • Commingled and general waste bins will be located in 5 stations in the public areas (eg, school grounds, heavy traffic areas). • Organics, recycling and waste bins will be located in the kitchen and dining room areas (to be introduced in later operations once above facilities are built) • Additional recycling bins will be located in office and other areas. 	<p>This item is considered non-compliant as evidence for the following items was unable to be sighted:</p> <ul style="list-style-type: none"> • Information on how other recyclables than paper and cardboard are disposed. • How waste minimisation occurs in classrooms. • Evidence of recycling bins in classrooms. <p>Waste minimisation communication to staff and students.</p>	<p>Amity should demonstrate how recyclables are disposed of, how waste minimisation occurs in classrooms and how waste minimisation is communicated to staff and students.</p>	<p>Amity will prepare a report to demonstrate how recyclables are disposed of, how waste minimisation occurs in classrooms and how waste minimisation is communicated to staff and students.</p>	<p>3/3/25</p>

Independent Audit

Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
<p>Operational Landscape Management Plan (OLMP) 1.0 Landscape Maintenance</p>	<p>Monthly maintenance reports schedule and as follows:</p> <ul style="list-style-type: none"> - General status of the works. - Soil test results included as required for the fertilising programs. - Any plant replacement requirements. - Remove loose rubbish from the site. Execute this work regularly so that all areas are free from rubbish when observed at fortnightly intervals. - Weeding - Remove unwanted broadleaf plants and grasses considered invasive to the locality. - Herbicide applications, insect and disease control - Grass mowing and trimming - Fertilising and watering - Pruning and trimming - Mulching <p>Plant replacement as required</p>	<p>This item is considered non-compliant as the monthly landscape maintenance reports were unable to be sighted.</p>	<p>The monthly landscape maintenance reports shall be kept in record and provided for review.</p> <p>If monthly report is not proposed, the Operational Landscape Management Plan shall be reviewed and updated.</p>	<p>The Operational Landscape Management Plan will be reviewed and updated to provide for 6 monthly reports.</p>	<p>3/3/25</p>

Proponent Response to Audit Findings - Operational Audit #1

Observations & Opportunities for	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent's Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
Administrative	<ul style="list-style-type: none"> copy of this IEA and Applicant response must be submitted to the Planning Secretary and uploaded to the public website following completion of this IEA. Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A28 of the consent conditions. 	<p>Applicant should consider revising management plan to ensure consistency between plans and SSD Conditions. For example;</p> <p>- The Operational Management Plan should be updated to ensure consistency. For example: Section 2.5.3 (Parking) states that <i>'In stage 1, the School has provided 62 basement parking spaces available to staff and parents for parking.'</i> However, Sections 3.2 and 4.3.1 in Operational Transport and Access Management Plan state that <i>'basement car park will be secured to ensure only staff can access the car parking area'</i>.</p> <p>- Section 2.5.3 (Parking) states that <i>'on Pluto Road, there is 10 visitor parking spaces for 7 temporary drop-off parking spaces. There are dedicated accessible parking spaces in both basement and drop-off areas.'</i> However, SSD Condition B9 requires 17 total drop off and pick up spaces.</p>	<p>Copy of IEA and applicant response will be submitted to the Planning Secretary and uploaded to the public website following completion of this IEA.</p> <p>Strategies, plans and programs under the development consent will be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A28 of the consent conditions.</p> <p>The Operational Management Plan will be reviewed as recommended and updated as required</p> <p>Basement parking will be provided to parents when requested</p> <p>All 17 parking spaces in the pickup/dropoff area are used for pickup and dropoff before and after school. Out of these times they are used for parking</p>	<p>In process</p> <p>1/2/25</p> <p>In process</p> <p>Ongoing</p>

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Independent Audit

Observations & Opportunities for	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent's Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
<p>Administrative</p>		<p>- The Green Travel Plan should be updated to include: The objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation). Definition of the long term and short-term target stated in the GTP. - The target should also consider the staged development and define the target for each stage. Community Communication Strategy by Planning Consultants (June 2021) is still showing the obsolete project website. This should be updated to the new website. - The Operational Waste Management Plan should be updated to reflect the location of the waste bin and whether fencing is required surrounding the bin. The complaint register in the project website should be dated, so it is clear that the copy provided on the website is up-to- date. Compliance reporting should be conducted in accordance with Conditions G30 to G33 of the SSD consent.</p>	<p>The Green Travel Plan will be reviewed as recommended and updated as required</p> <p>The Operational Waste Management Plan will be reviewed as recommended and updated as required</p> <p>Compliance reporting will be conducted in accordance with Conditions G30 to G33</p>	<p>1/2/25</p> <p>1/2/25</p> <p>In process</p>

Independent Audit

Observations & Opportunities for	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent's Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
Maintenance		<p>- The monthly landscape maintenance reports shall be kept in record. If monthly report is not proposed, the Operational Landscape Management Plan shall be reviewed and updated. Whilst the land adjacent to the footpath belongs to Council, it would be prudent to conduct maintenance of these areas.</p> <p>- Visual observation of topsoil and mulch should be conducted as part of landscaping maintenance. Should asbestos be identified, assessment and remediation must be conducted by a suitably experienced environmental consultant.</p> <p>- Future topsoil or mulch importation should include asbestos assessment to ensure asbestos is not present.</p>	<p>The Operational Landscape Management Plan will be reviewed and updated to provide for 6 monthly reports.</p> <p>Visual observation of topsoil and mulch will be included in the Operational Landscape Management Plan as recommended.</p> <p>All topsoil or mulch importation will include asbestos assessment to ensure asbestos is not present.</p>	<p>In process</p> <p>In process</p> <p>In process</p>

Independent Audit

Observations & Opportunities for	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent's Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
<p>Green Travel Plan</p>		<p>- Evidence of council consultations for Green Travel Plan and Operational Transport and Access Management Plan should be provided to DPHI for completion.</p> <p>- Evidence should be provided to address the requirements listed in GTP such as a staff forum to facilitate the formation of travel groups, provision of Green Travel Plan and TAG with public transport information to staff and students, and the completion of travel survey.</p>	<p>Evidence of council consultations for Green Travel Plan and Operational Transport and Access Management Plan will be provided to DPHI for completion as recommended</p> <p>Evidence will be provided to address the requirements listed in GTP such as a staff forum to facilitate the formation of travel groups, provision of Green Travel Plan and TAG with public transport information to staff and students, and the completion of travel survey as noted in the non-compliance section.</p>	<p>In process</p> <p>In process</p>

Independent Audit

Observations & Opportunities for	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Proponent's Proposed Action or reason to not implement measures/changes	Proposed Action Due Date (if applicable)
Noise		Noise monitoring should be completed to meet the requirement of the Operational Management Plan	Noise monitoring report showing compliance with SSDA requirements was completed on 28/10/24.	28/10/24
Waste		Amity should demonstrate how recyclables are disposed of, how waste minimisation occurs in classrooms and how waste minimisation is communicated to staff and students.	Amity will prepare a report to demonstrate how recyclables are disposed of, how waste minimisation occurs in classrooms and how waste minimisation is communicated to staff and students.	3/3/25

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