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**INDEPENDENT
ENVIRONMENTAL AUDIT
REPORT**

85 Byron Road and 63 Ingleburn Road, Leppington

Amity College Leppington
10 December 2025

AU124136 R3

Quality Management

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by Amity College (Amity) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 Amity College Leppington located at 85 Byron Road and 63 Ingleburn Road, Leppington ('the Site').

The boundary of the site covered by the current audit is provided in Appendix A.

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance of the Stage 2 Construction phase of the approved development at the site.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D32 to D37 of the NSW Department of Planning, Industry and Environment (DPIE) State Significant Development Approval (SSD 9227) ('SSD Approval') issued 14 July 2020 and subsequent modifications.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 14 October 2025.

A total of 216 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 100 items
- Number of non-compliances = 2 items
- Number of non-triggered = 114 items

A total of 47 items were assessed in reviewing the implementation and compliance with Site's construction environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 40 items
- Number of non-compliances = 0 item
- Number of non-triggered = 7 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.

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Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DP&E	NSW Department of Planning and Environment
DPHI	NSW Department of Planning, Housing and Infrastructure (previously DP&E and DPIE)
DPIE	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPHI or delegate.
NSW CoA	NSW DPHI Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.

Term	Description
Planning Secretary	The Planning secretary under the EP&A Act or nominee.
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none"> • State significant development projects • State significant infrastructure projects, including critical State significant infrastructure projects • Transitional Part 3A projects • Part 4 projects for which the Minister is the consent authority

1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by Amity College (Amity) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 Amity College Leppington located at 85 Byron Road and 63 Ingleburn Road, Leppington ('the Site') which is also referred as Amity College Leppington.

The boundary of the site covered by the current IEA are provided in Appendix A.

The contractor for Stage 2 development is Reitsma Construction (Reitsma).

1.1 Background

The development site is nested within the newly developed residential area.

The proposed development comprises construction and operation of a new school (Amity College) in six stages, to accommodate up to 1000 students. The six stages comprise:

- Site preparation, demolition of existing structures, vegetation clearing, bulk earthworks and site remediation
- Boundary adjustment to create the site boundaries
- Construction of two - four storey buildings to accommodate the primary and secondary school classrooms
- Multipurpose halls
- Library and Administrative areas
- At grade / basement car parking and bicycle parking areas
- Construction of bus bays on Byron Road
- Landscaping, stormwater and public domain works
- Construction of new local roads, on-street car parking spaces, drop-off / pick-up zones, drainage works and service connections

Stage 2 development comprises the construction of:

- Two storey primary home base module with links
- Landscaped and outdoor learning areas
- Half bus bay, main street entry and landscaping
- Primary Hall
- Canopy Structure (adjacent to Primary Hall)
- Landscaped courtyard with tree planting and grass
- Retaining walls for future terraced landscaping along the boundary
- Kitchen garden
- Temporary play area oval
- Local road (includes work relating to connection with Byron Road)

1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

Table 1.1. Audit Team

Name	Role
Dr Cheryl Halim	<p>Lead Auditor</p> <ul style="list-style-type: none"> • Exemplar Global Lead Auditor (Environmental Management Systems Auditor) (C-464022) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201) • BE (Chemical) • PhD (Chemical Engineering)
Lia Young	<p>Auditor</p> <ul style="list-style-type: none"> • ISO14001:2015 Environmental Management Systems (EMS) Lead Auditor (EMS LA 2599181897) • BE and PhD (Chemical Engineering)

The Audit Team Declaration is provided in Appendix B.

1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the Stage 2 Construction phases of the approved development.

The Audit is the second Construction Audit for Stage 2, completed within 26 weeks from the previous Stage 2 construction audit (which was reported on 12 June 2025).

The overall objective of the Audit is to confirm compliance with the Independent Environmental Audit Conditions D32 to D37 of the NSW Department of Planning, Industry and Environment (DPIE) (now Department of Planning, Housing and Infrastructure (DPHI)) State Significant Development Approval (SSD 9227) ('SSD Approval') issued on 14 July 2020 and subsequent modifications, which state:

Independent Environmental Audit

D32. 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.

D33. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

D34. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.

D35. In accordance with the specific requirements in the Independent Audit Post Approval requirements, the Applicant must:

- review and respond to each Independent Audit Report prepared under condition D33 of this consent;
- submit the response to the Planning Secretary and the Certifier; and
- make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.

D36. 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, unless otherwise agreed by the Planning Secretary.

D37. Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

These Independent Environment Audits were conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

1.4 Audit Scope

1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:

- Physical boundary: The development is located within part of Lot 21 DP 1300621 (previously Lot1 DP 525996 and Lot 2 DP 525996). The boundary of the Audit is shown in the site plan included in Appendix A. The Audit also included observation of the general surrounding area.
- Temporal boundary of the audit is for the duration of the Construction phase of the development. The Audit period under this IEA is provided in Section 1.5 below.

1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 9227 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to evaluate during the Audit including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences.
- An assessment of environmental performance of the construction of the site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
 - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of any feedback received by DPHI, other agencies and stakeholders (as appropriate).
 - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's Construction Environmental Management Plan (CEMP) and sub plans and their implementation (for Stage 2 Construction Audit).

1.5 Audit Period

The Audit comprises the second Stage 2 Construction IEA for the site and covers the review of environmental documentation and records for site activities from the previous site inspection (15 April 2025) to the current site inspection (14 October 2025).

This IEA has been completed within the period of 26 weeks from the previous Stage 2 construction audit, which is consistent with requirements of IAPAR 2020.

1.6 Environmental Representative

Paul Barton from Reitsma was the appointed Environmental Representative and the project manager, who assisted Geosyntec during the Audit process.

Matthew Frail, Gordon Chua, and Shawn Reitsma from Reitsma, Peter Reed from Gran Associates, Raza Orker and Recep Aydogan from Amity College also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to DPHI

The Environmental Audit team was approved by DPHI in a letter dated 6 September 2024. The correspondence is attached in Appendix C.

2.2 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Compliance to Audit Program
3. Review of evidence of consultation with identified stakeholders
4. Closing meeting
5. Issue of Draft Independent Environment Audit report
6. Review of additional information (if any)
7. Finalisation of Independent Environment Audit report

2.2.1 Opening Meeting

The opening meeting was conducted on 14 October 2025, with both the meeting agenda and the list of participants included in Appendix D.

2.2.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key personnel.
- Site walkover and inspection.
- Review of complaints registers for the project.

2.2.3 Closing Meeting

The closing meeting was held on 24 October 2025. It was agreed that the closing meeting could be conducted via email correspondence from Geosyntec, which provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit.

2.2.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 12 November 2025.

2.2.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 10 December 2025.

2.3 Interviews

Interviews with project personnel were conducted on 14 October 2025 with the following personnel were interviewed:

- Paul Barton (Reitsma - Senior Project Manager and the appointed Environmental Representative).
- Matthew Frail (Reitsma – Work Health Safety Manager)
- Gordon Chua and Shawn Reitsma (Reitsma)
- Andrzej Romanczuk (Gran Associates – Project Architect)
- Recep Aydogan (Amity College – Director of Finance)

2.4 Site Inspection

The site inspection was conducted by Lia Young on 14 October 2025, accompanied by Matthew Frail and Shawn Reitsma from Reitsma. The site inspection comprised a walkover of the construction site footprint, including the perimeter of the site.

2.5 Consultation

Geosyntec conducted consultation with DPHI, Camden Council, Sydney Water, Endeavour Energy, Fire Rescue New South Wales (FRNSW), and Transport for New South Wales (TfNSW) via email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

2.6 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."

3 Audit Findings

3.1 Approvals and Documents Audited

The following documents were audited.

Table 3.1. Audited Documents

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Outline Planning Consultants (August 2019) Environmental Impact Statement. Proposed New Primary & Secondary School Campus Amity College SSD 9227.
SSD 9227 Development Consent	SSD 9227 dated 14 July 2020 and subsequent modifications.
C7 Community Communication Strategy	Amity College (May 2025) Community Communication Strategy: Stage 2.
C22 Construction Environmental Management Plan	Reitsma Constructions (May 2025) Amity CEMP.
C24 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	iGroup Services (15 May 2025) Construction Traffic Management Plan.
C25 Construction Noise and Vibration Management Sub-Plan (CNVMSP)	Day Design (30 May 2025) Construction Noise Assessment and Management Plan.
C26 Construction Waste Management Sub-Plan (CWMSP)	Gran Associates (25 May 2025) Construction Waste Management Sub-Plan. Amity College Leppington Campus Stage 2.
C27 Construction Soil and Water Management Plan (CSWMSP)	Amity (28 April 2025) College Leppington Stage 2 Construction Soil and Water Management Plan.
C28 Driver Code of Conduct	Reitsma (10 February 2025) Driver Code of Conduct.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

3.2 Summary of Assessment of Compliance

A total of 216 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 100 items
- Number of non-compliances = 2 items
- Number of non-triggered = 114 items

In addition, assessment of 47 items regarding the implementation and compliance with the site's construction management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 40 items
- Number of non-compliances = 0 items
- Number of non-triggered = 7 items

3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

Gran Associates and Reitsma advised that there were no agency notices, orders, penalty notices or prosecutions received during the Audit period.

3.4 Discussion of Non-Compliances

Details of the non-compliances to the SSD consent conditions identified are provided in Table 3.2. No non-compliances identified to the EIS, Environmental Management Plan and subplans requirements.

Table 3.2 Non-Compliances to SSD Consent Conditions

Geosyntec ID	Document	Condition No.	Requirement	Details of Non-Compliance	Recommendations
G28	SSD-9227-Mod-4	A28	Revision of Strategies, Plans and Programs. 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.	This item was considered non-compliant because the Certifier and DPHI were not notified in writing that a review was being carried out within 3 months of the submission of an Independent Audit.	When a review of strategies, plans or programs is being carried out, the Certifier and DPHI should be notified in writing.
G29	SSD-9227-Mod-4	A29	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 and / or Certifier (where relevant). 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.	This item was considered non-compliant because the Certifier and DPHI were not provided with the revised CEMP and sub-plans within six weeks of the review.	Where revision of strategies, plans and programs 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.

3.5 Assessment from Previous Audits

A retrospective Independent Environmental Audit (IEA) for Stage 1 was required by DPHI to cover the period from 24 September 2023 to 5 May 2024 (the 'missing audit period'), and this audit was conducted alongside the Stage 2 Construction IEA and reported within the previous audit report.

Table 3.3 provides a summary of the recommendations from the previous audit covering both Stage 1 and Stage 2, together with details on how these recommendations were addressed or considered. It is noted that the recommendations for the Stage 1 Retrospective Audit had been included at the request of DPHI.

Table 3.2. Assessment of Previous Stage 2 Audit and Stage 1 Retrospective Audit

Recommendation from Previous Stage 1 Retrospective Audit and Stage 2 Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
<p>The following materials imported during the Stage 1 should be verified to confirm if they comprise VENM, ENM, or EPA approved material:</p> <ul style="list-style-type: none"> a) Recycled aggregate (10mm) from Greenlife that was sourced from Violet St Reversby, and imported on 26 September 2023 b) DGB20 from Greenlife that was sourced from 761 The Northern Road, Bringelly, and imported on 26 September 2023 c) Recycled aggregate (10mm) from Resource Co that was sourced from 39 Widemere Rd, Wetherill Park and imported on 14 November 2023 	<p>The 3 materials in the first column were assessed as follow, respectively:</p> <ul style="list-style-type: none"> a) The material register for docket No.10960 indicated that the material came from Violet St., Reversby on 26 September 2023. However, the actual docket was provided and the docket indicate that the material originated from 761 The Northern Road, Bringelly, not from Violet St., Reversby. Materials from 761 The Northern Road, Bringelly is assessed in item (b) below. Grindley confirmed that there was no material coming from Reversby. b) Greenlife provided Coleman Adams Environmental (20 March 2023) Material Classification Certificate for 761 The Northern Road, Bringelly NSW with NATA laboratory report No. 972815-S. The certificate indicates that the samples tested were within the thresholds specified by the NSW EPA Recovered Aggregate Order 2014. c) Boral provided NATA accredited laboratory test results for samples dated 10 and 24 October 2023 (Lab Request No 108404 and 108632) and HIBBS NATA accredited laboratory test result for samples dated 1 November 2023 (Lab Request No S12741-BSA22). Reports provided indicate that the samples tested were within the thresholds specified by the NSW EPA Recovered Aggregate Order 2014. 	<p>The Auditor considered that this item has been addressed.</p>
<p>Within 2 months of undertaking the independent audit site inspection, a copy of this IEA and Applicant response must be submitted to the Planning Secretary. Within 60 days from the submission above, a copy of this IEA and Applicant response must be uploaded to the public website.</p>	<p>The copy of 12 June 2025 IEA report and the Applicant's response were sighted in the public project website on 14 October 2025.</p>	<p>The Auditor considered that this item has been addressed.</p>
<p>Project information is to be provided publicly and kept up to date throughout the project in accordance with the SSD Conditions A21, D35 and D36. In particular, the project website should be updated to contain the following:</p>	<p>When the public project website was accessed on 14 October 2025, the website provided links to the first Stage 1 Construction IEA response, the 12 June 2025 IEA report, and its response.</p>	<p>The Auditor considered that this item has been addressed.</p>

Recommendation from Previous Stage 1 Retrospective Audit and Stage 2 Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
<ul style="list-style-type: none"> The first Stage 1 Construction IEA responses This current IEA report and responses. 		
<p>The complaint register sheet in the project website should be dated, so it is explicit that the copy provided on the website is up to date.</p>	<p>Both Reitsma and Amity College confirmed that the copy of complaint register provided in the project website is up to date.</p>	<p>The Auditor considered that this item has been addressed.</p>
<p>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>	<p>Plans were reviewed within 3 months of submission of 12 June 2025 IEA report. A set of revised plans following the previous audit were provided to the Auditor.</p>	<p>The Auditor considered that this item has been addressed.</p>
<p>Considering that there are multiple stages to the development and multiple principal contractors, further emphasis should be considered to ensure all employees, contractors (and their sub-contractors) read, understood, and are instructed to comply with, the conditions of the SSD consent (SSD 9227 and subsequent Modifications), relevant to activities they carry out in respect of the development.</p>	<p>The audit observed a marked improvement in collective understanding and adherence to the SSD requirements. For example, documents and compliance data were provided promptly, and the site demonstrated a proactive approach in implementing mitigation measures and responding to audit recommendations.</p>	<p>The Auditor considered that this item has been addressed.</p>
<p>The Construction Environmental Management Plan should be updated to ensure an up-to-date and relevant references are used. For example:</p> <ul style="list-style-type: none"> Section 2.5 (Demolition Works) and Section 5.2 (Waste Management Measures) states that "All waste generated (including waste soil) during the project is assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (Department of Environment Climate Change and Water, December 2009)." Reference to Waste Classification Guidelines Part 1: Classifying Waste (Department of Environment Climate Change and Water) should be changed from "2009" to "2014". Section 1.5 (Pre-Construction Investigations, Permit, etc) states that "Notice shall be given to the approving authority at least two (2) days prior to works commencing in accordance with Clause 104 of the EP&A Regulation 2000". <p>Reference to Environmental Planning and Assessment Regulation 2000 shall be identified from all management plans and updated to Environmental Planning and Assessment Regulation 2021, which came into effect on 1 March 2022.</p> <p>The reference to Clause 104 Environmental Planning and Assessment Regulation 2000 must be updated appropriately.</p>	<p>These recommendations have been addressed in Reitsma Constructions (May 2025) CEMP.</p>	<p>The Auditor considered that this item has been addressed.</p>
<p>Traffic Management Plan: Construction Traffic Management Plan Section 17 (Pedestrian Management) states that Reitsma will need to build temporary asphalt shared foot/bike along Byron Rd</p>	<p>In Stage 1, Council had built the cycling and pedestrian access along Byron Rd. For Stage 2, the proposed temporary asphalt shared footpath and bike lane along Byron Road, extending from Road 2 to the</p>	<p>The Auditor considered that the Traffic Management Plan is reflecting the appropriate status and requirement regarding the temporary asphalt shared foot/bike</p>

Recommendation from Previous Stage 1 Retrospective Audit and Stage 2 Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
from road 2 to existing bus stops at Ingleburn Rd – in accordance with the road application currently under assessment by Council. Further input is required in the subsequent Audit to address either EIS Section 6.3 (G221) or an update on the Traffic Management Plan. In this Audit, it is noted that cycling and pedestrian access were built by the Council and not part of the development.	existing bus stops at Ingleburn Road, had not been constructed at the time of the audit and remains under review by the Council.	along Byron Rd from Road 2 to existing bus stops at Ingleburn Rd.
All reviews and revisions to the plan should be recorded and reflected in the plan. Should revision date be reflected in more than one location in the plan, all should be updated to one same date for consistency.	Management Plans have a consistent revision date.	The Auditor Considered that this item has been addressed.
In accordance with SSD Condition A13 and A29, any plan that is revised, must be resubmitted to Planning, Council, and/or Certifier. Changes made should be identifiable.	This matter is still unresolved with respect to A29, since the Certifier and DPHI were not updated with the revised CEMP/sub-plans within the required six-week timeframe following the review and revision.	The Auditor Considered that this item has not been addressed. Recommendation: Where revision of strategies, plans and programs are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.
Site should continue to place waste in the skip bins and spill kit bins should be used only for spent spill kit, free from general waste	During the audit, skip bins and spill kit waste bins were observed on site. The spill kit bins contained only unused spill kits and the area surrounding the site was free of rubbish.	The Auditor Considered that this item has not been addressed.

3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the Construction Environmental Management Plan (CEMP) and sub-plans are appropriate for the Stage 2 construction works to minimise environmental impact.

3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted with DPHI, Camden Council, Sydney Water, Endeavour Energy, Fire Rescue New South Wales (FRNSW), and TfNSW. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- DPHI requested a specific follow up on the non-compliance with Condition D24 for the Stage 1 retrospective audit that was conducted with the previous Stage 2 construction audit. This assessment is provided in Section 3.5 above.

- Camden Council advised that there are no outstanding or arising issues that need to be considered as part of the audit.
- TfNSW comments are pertinent to operational stage only, so a copy was provided to the Applicant for review before operations commence.
- No response was received from Sydney Water, Endeavour Energy, and FRNSW.

3.9 Complaints and Management of Complaints

The complaint register, which is also available online at the Project website (<https://amity.nsw.edu.au/about/schools/leppington-progress>), indicates there has been no complaint since August 2021.

3.10 Incidents and Management of Incidents

Gran Associates and Reitsma advised that there was no incident during the Stage 1 and Stage 2 Audit period.

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the construction phase versus actual impact is assessed in the Audit Table, Appendix F and is summarised in Table 3.4. It is noted that the mitigation measures presented in the EIS were for both construction and operational phase. The Auditor has assessed relevant mitigation measures for the construction phase, where applicable.

Table 3.3. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Section 6.3 Risk Assessment: Construction Stages. Operate during construction activities	<p>The proposed school will continue to operate during each stage of construction with various mitigation measures in place, including:</p> <ul style="list-style-type: none"> • Access to the project site for construction traffic will be directed to areas removed from areas used by students and staff, to ensure that there is no conflict between students and construction traffic. • Construction truck movements will be restricted in the morning during the school drop-off period and will be restricted during the afternoon pickup period. Refer also to Section 4 of Preliminary Construction Management Plan (Appendix I) for further details. 	<p>During audit, it was observed that the school (located in Stage 1) is still in operation while Stage 2 is being constructed.</p> <p>Construction traffic and construction access to the project site was observed to be different from the student access for the school.</p> <p>Access to the school was not obstructed by the construction or construction vehicles noting that there was no truck movement observed during the Audit.</p> <p>Based on information provided by Reitsma, deliveries were all pre-scheduled, at least a day prior, to avoid the peak school drop off and pick up times.</p> <p>There has been no complaint received regarding access to the school due to the Stage 2 construction during the audit period.</p>
Section 6.3 Risk Assessment: Construction Stages. Transport and accessibility	<p>The proposal incorporates various measures to mitigate impacts including:</p> <ul style="list-style-type: none"> • Construction roads will be inspected to ensure road conditions support safe working and driving. • Following periods of heavy rain or adverse conditions, on-site construction roads will be inspected prior to heavy vehicle traffic use to ensure driver and vehicle safety. 	<p>The construction traffic is managed under the iGroup Services (15 May 2025) Construction Traffic Management Plan.</p> <p>There has been no complaint received regarding traffic during the audit period.</p> <p>Based on the evidence provided, the Site has Weekly Site Inspection (Form S07), which requires any traffic controller and sediment built up to be recorded and Reitsma requires any sediment built up to be rectified. Based on the information</p>

Environmental Aspect	Requirement	Auditor's Review
	<ul style="list-style-type: none"> Proposed accesses to the development are to be designed to accommodate the turning path of all construction vehicles. Construction and operational traffic will be managed in accordance with the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and the Preliminary Construction Management Plan (Appendix I). 	<p>provided and observation on site, there was no sediment built up in this audit period.</p> <p>Based on site observation, the Site currently does not contain any road on site. Council roads around the site were observed to be well maintained, with no evidence of unacceptable sediment from the construction work in Stage 2.</p> <p>Construction main access gate was observed to have adequate area for vehicle to turn back out.</p> <p>Based on information provided by Reitsma, the secondary access gate on Pluto Ave is rarely used and not for vehicle access.</p>
Section 6.3 Risk Assessment: Construction Stages. Transport and accessibility	<p>The proposal incorporates various measures to mitigate construction traffic impacts including:</p> <ul style="list-style-type: none"> Queuing will be forbidden in local streets. Truck movements will be staggered to prevent queuing occurring. Management of construction truck traffic to outside of peak periods, to avoid conflict with school drop off and pick up times. <p>Construction and operational traffic will be managed in accordance with the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and Section 4 of the Preliminary Construction Management Plan (Appendix I).</p>	<p>The construction traffic is managed under iGroup Services (15 May 2025) Construction Traffic Management Plan.</p> <p>There has been no complaint received regarding traffic during the audit period.</p> <p>During the Audit, all construction vehicles were observed to be wholly on site and there was no queuing on the public road, noting there was no delivery observed during audit.</p> <p>Based on information provided by Reitsma, all deliveries are scheduled at least a day prior to avoid school peak hours and queuing on local streets.</p>
Section 6.3 Risk Assessment: Construction Stages. Transport and accessibility	<p>The proposal incorporates various measures to mitigate impacts in terms of access arrangements for construction traffic including:</p> <ul style="list-style-type: none"> Vehicle and machinery movements during works will be restricted to designated areas within the site. Traffic will be confined to maintained tracks and roads. All construction vehicles (excluding worker 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 before stopping. Construction and operational traffic will be managed in accordance with the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and Section 4 of the Preliminary Construction Management Plan (Appendix I). 	<p>The construction traffic is managed under iGroup Services (15 May 2025) Construction Traffic Management Plan.</p> <p>There has been no complaint received regarding traffic during the audit period.</p> <p>During the Audit, all construction vehicles were observed to be wholly on site and there was no queuing on the public road, noting there was no delivery observed during audit.</p> <p>Based on information provided by Reitsma, all deliveries are scheduled at least a day prior to avoid school peak hours and queuing on local streets.</p>
Section 6.3 Risk Assessment: Construction Stages. Transport and accessibility	<p>Temporary cycling and pedestrian access will be managed in accordance with the architectural plans prepared by Gran Associates Australia Pty Ltd (Appendix C, the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and the Preliminary Construction Management Plan (Appendix I).</p>	<p>During the Audit, there was no temporary cycling and pedestrian access observed around the site. Cycling and pedestrian access built by the Council were observed to be unobstructed.</p>
Section 6.3 Risk Assessment: Construction Stages. Noise and vibration	<p>Measures to mitigate operation and construction noise will be implemented in accordance with the recommendations of the Acoustic Assessment prepared by Koikas Acoustics (Appendix K) and the Preliminary Construction Management Plan (Appendix I). They include the following:</p>	<p>There was no unacceptable noise observed during the audit and there has been no noise complaint received.</p> <p>Based on information provided by Reitsma, during the current audit period, there has been no noisy activities such as rock hammering, sheet piling, and the like. Noise monitoring shall be conducted should there be complaint, in accordance with the</p>

Environmental Aspect	Requirement	Auditor's Review
	<ul style="list-style-type: none"> • All construction work to be undertaken strictly during the approved hours of operation, namely, 7:00am to 6:00pm • Monday to Friday and 8:00am to 1:00pm on Saturdays. • Limits on time of rock hammering, sheet piling, and the like. • Limits on duration of noisy activities. • The use of moveable screens for specific work practices. • To minimize vibration from rock breaking, it is recommended that a hydraulic hammer attachment with a pointed 'cone' type hammer is used in place of a flat 'block' type hammer. • Progressive noise monitoring. • Minimum work distances, as tabled within the Koikas acoustic report, should be observed at all times, especially regarding structural damage guidelines. • Ongoing community liaison, to allow occupants of local residences in close proximity to the construction works, to plan and organize their week around any noisy activities. 	<p>Construction Noise and Vibration Management Sub-Plan.</p> <p>Site sign-in and sign-out record sighted did not indicate any work outside the approved hours noting that site manager and a few others signed in earlier than the approved hours to open the site and waiting for the 7am start on weekdays. Reitsma also confirmed that there has been no out-of-hours work.</p>
<p>Section 6.3 Risk Assessment: Construction Stages. Social impacts</p>	<p>The Preliminary Construction Management Plan (Appendix I) contains details relating to worker safety and mitigation measures generally. These measures include the following:</p> <ul style="list-style-type: none"> • All construction activities shall be managed in accordance with the Work Health and Safety Act 2011 and the Work Health & Safety Regulation 2011. • An Emergency Management Plan will be prepared for each stage of the school project. • In the interests of maintaining goodwill with near neighbours, a complaints handling procedure will be implemented. • The project site will be appropriately secured and fenced during earthworks, clearing and construction work to ensure there are no unacceptable impacts on the amenity of adjoining properties. • At least two (2) working days (i.e., Monday to Friday exclusive of public holidays), the developer or demolition contractor must notify adjoining residents prior to the commencement of any asbestos removal works. • The site will be watered daily and additional watering will be conducted during high-risk times such as high winds and low rainfall and after receipt of complaints, if any, from neighbours. • If noise complaints occur, they will be registered, investigated and responded to in a timely manner to ensure issues are not repeated. 	<p>Site has Emergency Management Plan within the Construction Environmental Management Plan.</p> <p>Site main entry had shaker grids installed, and the site fencing was observed around the site perimeter.</p> <p>Project website provides means for public to register any complaint. No complaint has been recorded during the current audit period.</p> <p>During the audit there was no unacceptable noise or dust observed. Stockpile and ground were moist and/or covered with geofabric or grass.</p> <p>Based on the information provided by Reitsma, there have been no disruption to services.</p> <p>During the audit, asbestos removal notification letters (15 and 22 August 2025) were sighted for asbestos removals from the site, along with Asbestos Clearance Certificates (excavation and stockpiling on 24/7/2025 and off-site removal on 27/8/2025).</p> <p>TfNSW were also informed with the truck route for the general solid waste with asbestos removal.</p>

Environmental Aspect	Requirement	Auditor's Review
	<ul style="list-style-type: none"> A minimum of two weeks' notice is to be provided to any neighbour who may be impacted by any disruption to services. Truck shaker grids will be installed at the entry gates to ensure that there is minimal tracking of dirt onto the local road system roads. 	
Section 6.3 Risk Assessment: Construction Stages. Aboriginal Cultural heritage	The conclusions and recommendations of the Aboriginal Heritage Impact Assessment (AHIA) by AMBS (Appendix L) will be implemented prior to and during construction. Refer also to the Preliminary Construction Management Plan (Appendix I).	Based on the information provided by Reitsma, there has been no heritage item uncovered during the audit period.
Section 6.3 Risk Assessment: Construction Stages. Utilities	Prior to construction works being undertaken on site Infrastructure investigations in order to locate existing services, capacities of infrastructure to withstand upgrades etc. that may be required, and to consult with authorities to make relevant applications. Refer also to the Preliminary Construction Management Plan (Appendix I) and Appendix Q for further details relating to services.	Based on the information provided by Reitsma, all services were approved as part of Stage 1. In Stage 2 there was only reconnection to the existing Stage 1 services. The application for Sydney water main connection (250mm x 150mm to connect to hydrant) was sighted in the previous June 2025 Audit.
Section 6.3 Risk Assessment: Construction Stages. Contamination	<p>The recommendations of the Phase 2 Contamination Assessment and Remediation Action Plan prepared by GeoEnviro will be implemented. Refer to Appendix O for details. Refer also to the Preliminary Construction Management Plan (Appendix I). Some of the mitigation measures proposed include the following:</p> <ul style="list-style-type: none"> Removal, handling and disposal of any contaminated material is to be undertaken by an appropriately licensed contractor and in accordance with the requirements of the NSW WorkCover Authority and the NSW OEH. All contaminated soil and other materials are to be appropriately contained and disposed of at an appropriately licensed facility. Prior to works commencing in any area containing contaminated soils, barricades (including safety tape) shall be erected to control access. Facilities for workers at the site to be supplied in accordance with the NSW Occupational Health and Safety Regulation 2015. Prior to starting works in areas with soil contamination, site workers involved in the project shall attend a site-specific Safety Induction. Dust minimisation measures to be employed during soil remediation works. Prior to leaving site, earthworks machinery would be required to decontaminate with all accumulated potentially contaminated soil material removed as waste. Validation of any fill material. Procedures to be followed in decommissioning of existing on-site septic tanks. 	A Site Audit Statement from the Contaminated Land Auditor (Douglas Partners), dated 14 October 2025, is available for the site and was sighted by the Auditor.

Environmental Aspect	Requirement	Auditor's Review
Section 6.3 Risk Assessment: Construction Stages. Salinity	The recommendations of the Geotechnical and Salinity Investigation prepared by GeoEnviro will be implemented. Refer to Appendix T for details.	<p>Based on information provided, proof roll, strip inspection, Level 1 and 2 supervisions, allowable bearing pressure, DCP tests, CBR tests, and Atterberg limit were conducted by Alliance.</p> <p>Concrete Compressive Strength was reported by G-Lab.</p> <p>Allora Group provided the piling inspection and final pile installation certificate.</p> <p>Martens Associates performed inspection for pavements, foundations and earthworks and states that the management of the soil is generally in accordance with the recommendations in the GeoEnviro report and no additional salinity testing is required. No additional salinity management/requirements are considered necessary above that recommended in the GeoEnviro report.</p> <p>Reitsma made a written confirmation that the earthworks have been carried out in line with the recommendations outlined in the document prepared by GeoEnviro dated the 8th May 2019, specifically Section 7.2 Salinity Issues.</p>
Section 6.3 Risk Assessment: Construction Stages. Construction hours	All construction work to be undertaken strictly during the approved hours of operation, namely, 7.00am to 6.00pm Monday to Friday and 8:00am to 1:00pm on Saturdays. Other restrictions relate to other construction activities on site, to further mitigate impacts. Refer to Preliminary Construction Management Plan (Appendix I) for details, and in particular, sections 2 (Construction Plan), 3 (Environmental Management), and 4 (Construction Traffic Management).	Based on information provided by Reitsma and based on review of site records, there was no evidence of work conducted outside the approved hours.
Section 6.3 Risk Assessment: Construction Stages. Waste	<p>Waste mitigation strategies include the following:</p> <ul style="list-style-type: none"> • All wastes generated will be properly assessed, classified and managed in accordance with the EPA's guidelines to ensure proper treatment, transport and disposal. ▶ Fill material will be reused on site, wherever possible. ▶ Waste collection areas will be located within the hoarding lines for each stage of the school project. • Construction waste generated on site will be removed by a licensed waste contractor and sorted for recycling off-site. • The open burning of waste and other refuse on or near the project site will be prohibited. Refer to Sections 3.5, 5.2 and 5.3 of the Preliminary Construction Management Plan (Appendix I) for details regarding waste management measures proposed. 	<p>The waste was managed under site Construction Waste Management Sub-Plan.</p> <p>Based on the information provided by Reitsma, the stockpiles currently on site are proposed to be reused onsite.</p> <p>Asbestos unexpected finds were classified by ENSR as general soil waste with asbestos. Waste was transported by Viking Civil (which is licensed to transport Category 1 and Category 2 waste under EPL 21653) and disposed at Cleanaway Kemps Creek (which is licensed to receive asbestos waste under EPL 4068).</p> <p>According to monthly reports from Aussie Skips, over 98% of the collected waste was recycled, and there were no records of soil or fines in the waste stream.</p> <p>Auditor did not observe any open burning of waste during the audit.</p>
Section 6.3 Risk Assessment: Construction Stages. Sediment, erosion and dust controls	The installation of the erosion and sediment control measures as proposed will ameliorate potential impact to water quality in the receiving waters. A monitoring program is also proposed. Stormwater, overland flow and water quality will be managed in accordance with Managing Urban Stormwater Soils and Construction, 4th Edition published by Landcom (the so-called 'Blue Book') and Camden Council requirements, with details provided by Martens & Associates in Appendix R and Appendix U. Refer also to the Preliminary Construction Management Plan	<p>Complaint register shows no complaint during the audit period.</p> <p>During the audit, the Auditor observed no visible dust in the air or notable sediment on the adjacent public roads.</p> <p>Sandbags were observed at the stormwater inlet on the road.</p> <p>Sediment fence was observed along the fence on the low grounds and around stormwater inlet onsite.</p> <p>Shaker grids were observed to be installed at the Site main entry. The secondary entry comprised a</p>

Environmental Aspect	Requirement	Auditor's Review
	<p>(Appendix I). Some of the sediment and erosion mitigation strategies include the following:</p> <ul style="list-style-type: none"> • Erosion and sediment control devices will be installed prior to commencement of work in each stage. • Use of stabilised site access point and shaker pad at the entry/exit point to each works area. • Minimising the area of disturbance during construction and use of sediment devices e.g. sediment fences. • Controlling surface water flows through each stage of the development. • Regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works until the school site is stabilised. 	<p>sealed surface and reported to be unused for delivery or vehicle access.</p> <p>Grounds were covered by grass, aggregates/rock or damp.</p> <p>Stockpiles were observed to be moist and/or partially covered by grass or geofabric.</p> <p>Site was observed to be generally flat. Some slopes were observed at the northern and eastern perimeter, but the sediment fence was observed, and soil was observed to unlikely result in erosion as it was covered in grass.</p> <p>Diversion swale has been constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, a filter and out to Ingleburn Road stormwater inlet.</p>
<p>Section 6.3 Risk Assessment: Construction Stages. Sediment, erosion and dust controls</p>	<p>It is important to note that civil earthworks are a significant component of the Project and as a result, appropriate storm water management and sediment control mechanisms will be put into place for each successive stage of the Project. All construction activities shall be managed in accordance with the Protection of the Environment Operations Act (1997). Construction activities on the project site are to be undertaken such that dust emissions from exposed soil areas and stockpiles comply with the requirements of the 'Blue Book'. Refer to Sections 3 of the Preliminary Construction Management Plan (Appendix I) for details regarding dust management measures proposed. Mitigation measures include the following:</p> <ul style="list-style-type: none"> • Controls on plant and employees, and the movement of construction vehicles. • Truck shaker grids will be installed at the entry gates to ensure that there is minimal tracking of dirt (and potential dust nuisance) onto the local road system roads. Any tracked dirt will be cleaned daily. • Regular watering of site, to reduce dust nuisance. NOTE: Water will not be allowed to enter the street and stormwater systems. • Prompt stabilisation and revegetation of disturbed areas. • During the carrying out of demolition works all required dust suppression methods will be undertaken including the wetting of the works prior to demolition, the wrapping of demolished materials, and the wetting of the demolished materials prior to removal from the project site. • All truck loads to be covered. • A register of dust complaints shall be maintained. If dust complaints occur, they will be registered, investigated and responded to in a timely manner to ensure issues are not repeated. • Corrective actions will be undertaken following any dust incidents. 	<p>Complaint register shows no complaint during the audit period.</p> <p>Based on information provided by Reitsma, deliveries were all pre-scheduled, at least a day prior.</p> <p>All construction vehicles were observed to be wholly on site and there was no queuing on the public road, noting there was no delivery observed during audit.</p> <p>Shaker grids were observed to be installed at the Site main entry. The secondary entry comprised a sealed surface.</p> <p>Site was observed to be generally flat. Some slopes were observed at the northern and eastern perimeter, but were considered unlikely to result in erosion as they were covered by grass.</p> <p>stockpiles were observed to be moist and/or partially covered by grass or geofabric. No visible dust was observed during the Audit.</p> <p>Site activities in Stage 2 did not involve demolition works.</p>

3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observation of signage, construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment and dust control and mitigation measures.
- Observation of appropriate waste storage and disposal.
- Observation of chemical storage practices.

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Complaint records and evidence of investigation and follow up as applicable.
- Communications with utility companies, as applicable.
- Waste disposal evidence.
- Certificates, permits and licences.
- Other documents required by the conditions of consent.

3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

3.15 Key Strengths of the Project Environmental Management and Performance

Amity and Reitsma have an organised system and record keeping, which generally assisted our audit. During the current audit, the recording of information was observed to have significantly improved.

Amity, Reitsma, and Gran Associates have a proactive approach to environmental management and have always been amenable to suggestions on improvement.

4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to the Construction Audit to improve record keeping and/or work practices onsite.

- Within 2 months of undertaking the independent audit site inspection, a copy of this IEA and Applicant response must be submitted to the Planning Secretary. Within 60 days from the submission above, a copy of this IEA and Applicant response must be uploaded to the public website.
- When a review of strategies, plans or programs is being carried out, the Certifier and DPHI should be notified in writing.
- Where revision of strategies, plans and programs 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.

5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd (“Geosyntec”) for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec’s assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

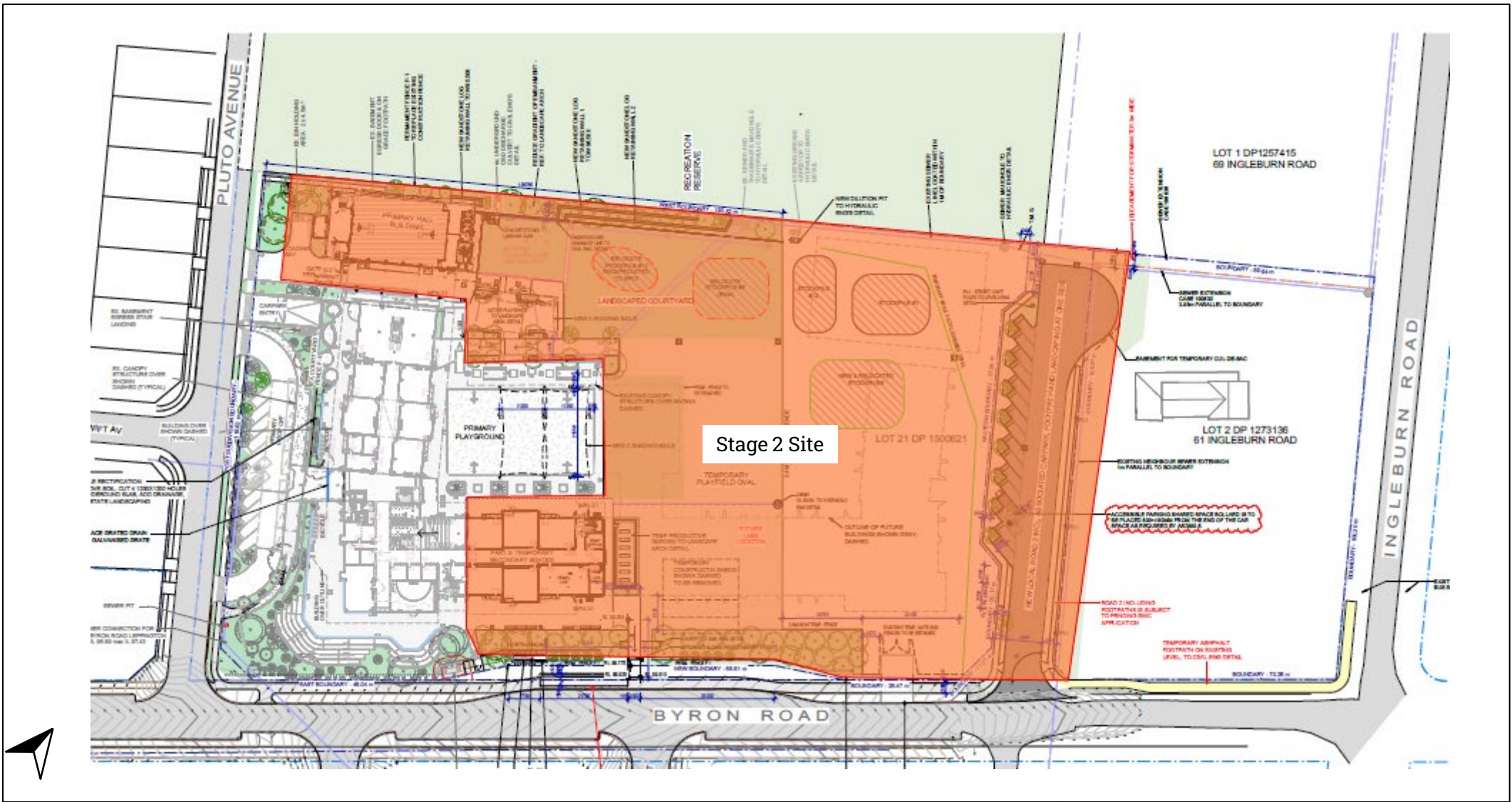
This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

Appendix A Figures



LEGEND



Approximate Extent of Stage 2.

Figure 1: Site Plan – Stage 2

85 Byron Road and 63 Ingleburn Road, Leppington

This product has been created to support the main report and is not suitable for other purposes. Figure is reproduced from dfp Staging Report January 2024.

Not to scale

Client: Amity College

Job Number: AU124136

Date: 14 October 2025

Appendix B Auditor Declaration

Independent Audit Declaration Form



Project Name	Amity College Leppington
Consent Number	SSD 9227
Description of Project	Construction of the Stage 2 Amity College Leppington
Project Address	85 Byron Road and 63 Ingleburn Road, Leppington
Proponent	Amity College
Title of Audit	Independent Environmental Audit of the construction of the Stage 2 Amity College Leppington
Date	10 December 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 (Department 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:

- d) 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
- e) 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 Lead Auditor	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none"> • Exemplar Global Lead Auditor (Environmental Management Systems Auditor) (C-464022) • NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201) • BE (Chemical) • PhD (Chemical Engineering)
Name of Support Auditor	Lia Young
Signature	
Qualifications	<ul style="list-style-type: none"> • BE and PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	Suite 3.04, 1 York St, Sydney NSW 2000

Appendix C Correspondence

NSW Planning ref: SSD-9227-PA-50

Recep Aydogan
Amity College Australia Limited
ABN 72 166 175 202
163 Kurrajong Road
Prestons NSW 2170

Attention: Peter Reed, Gran Associates Australia

06/09/2024

Sent via the Major Projects Portal only

Subject: Amity College – Stages 1 & 2 Operational and Stage 2 Construction Audit Team Approval

Dear Mr Reed

I refer to your request (SSD-9227-PA-50), on behalf of Amity College Australia Limited, for the Planning Secretary's approval of suitably qualified persons to prepare and undertake the Independent Environmental Audits (**IEA**) and reports for the Amity College New School Campus project, SSD 9227 as modified (**consent**) as follow:

Operational audits:

- Stage 1 first operational IEA
- Stage 2 first operational IEA

Construction audits:

- All Stage 2 construction IEAs

The NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) has reviewed the nominations and information you have provided and is satisfied that that the experts nominated are suitably qualified and experienced.

Consequently, as nominee of the Planning Secretary, I agree to the appointment of the following audit team from Geosyntec Consultants:

- Cheryl Halim, Lead Auditor; and
- Lia Young, Assistant Auditor

to undertake the IEAs for the project stages detailed above in accordance with Schedule 2, Condition D32 of the consent and the Independent Audit Post Approval Requirements (**IAPAR**).

Please ensure that this correspondence is appended to each IEA report detailed above.

Each IEA must be prepared, undertaken and finalised in accordance with Schedule 2, Conditions D33, D35, D36 of the consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

Notwithstanding this agreement for the IEAs detailed above, any IEAs outside of Stages 1 and 2, or if there are any changes to the project's audit team, NSW Planning will require a further request for new team, re-endorsement of the existing team or a request for agreement to a revised team be submitted for the Planning Secretary's consideration. Each request is reviewed and depending on the complexity of the project, the suitability of the proposed audit team will be considered.

NSW Planning reserves the right to request an alternative auditor or audit team for future audits, if it is appropriate in the circumstances.

If you wish to discuss the matter further, please contact Samuel Condon, Senior Compliance Officer on (02) 8275 1169 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

AU124136 L8 Sept25 Consultation - DPHI

29 September 2025

Department of Planning, Housing & Infrastructure (DPHI)

Via email: compliance@planning.nsw.gov.au

Dear Samuel,

Re: Second Construction Independent Environmental Audit for Stage 2 development, Amity College, 85 Byron Road and 63 Ingleburn Road, Leppington NSW. SSD 9227.

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) to conduct the Second Construction Independent Environmental Audit for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The Independent Environmental Audit will be conducted to meet Conditions D32 to C37 of State Significant Development (SSD) No. 9227 (14 July 2020 and subsequent modifications).

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Lia Young as Auditor. The Audit Team has been approved by DPHI in a letter dated 6 September 2024 (attached in Attachment A).

As required by the IAPAR (2020), consultation with DPHI and other agencies would need to be conducted. Please advise if DPHI has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

Cheryl Halim
Independent Environmental Auditor/
Exemplar Global AU (ISO 19011:2018)
(C-464022)
Geosyntec Consultants Pty Ltd

Attachments: Attachment A – Approval of Audit Team

Attachment A – Approval of Audit Team

NSW Planning ref: SSD-9227-PA-50

Recep Aydogan
Amity College Australia Limited
ABN 72 166 175 202
163 Kurrajong Road
Prestons NSW 2170

Attention: Peter Reed, Gran Associates Australia

06/09/2024

Sent via the Major Projects Portal only

Subject: Amity College – Stages 1 & 2 Operational and Stage 2 Construction Audit Team Approval

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- Stage 1 first operational IEA
- Stage 2 first operational IEA

Construction audits:

- All Stage 2 construction IEAs

The NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) has reviewed the nominations and information you have provided and is satisfied that that the experts nominated are suitably qualified and experienced.

Consequently, as nominee of the Planning Secretary, I agree to the appointment of the following audit team from Geosyntec Consultants:

- Cheryl Halim, Lead Auditor; and
- Lia Young, Assistant Auditor

to undertake the IEAs for the project stages detailed above in accordance with Schedule 2, Condition D32 of the consent and the Independent Audit Post Approval Requirements (**IAPAR**).

Please ensure that this correspondence is appended to each IEA report detailed above.

Each IEA must be prepared, undertaken and finalised in accordance with Schedule 2, Conditions D33, D35, D36 of the consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

Notwithstanding this agreement for the IEAs detailed above, any IEAs outside of Stages 1 and 2, or if there are any changes to the project's audit team, NSW Planning will require a further request for new team, re-endorsement of the existing team or a request for agreement to a revised team be submitted for the Planning Secretary's consideration. Each request is reviewed and depending on the complexity of the project, the suitability of the proposed audit team will be considered.

NSW Planning reserves the right to request an alternative auditor or audit team for future audits, if it is appropriate in the circumstances.

If you wish to discuss the matter further, please contact Samuel Condon, Senior Compliance Officer on (02) 8275 1169 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

From: [Sam Condon](#)
To: [Lia Young](#)
Cc: [Cheryl Halim](#)
Subject: RE: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Tuesday, 30 September 2025 10:12:45 AM
Attachments: [image001.png](#)
[image002.png](#)

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Good morning Lia,

Thank you for your email and request for consultation.

Outside of the conditions of consent and the IAPAR, NSW Planning requests that the audit also include a follow-up on the previous actions and opportunities for improvement identified in the Stage 2 first Independent Environmental Audit, including the Stage 1 catch-up period.

This is specifically in relation to the previous non-compliance with Condition D24 (Reference G118), and Amity's response advising that their contractor will provide certification for the imported material.

Please also consult with Camden Council, and include any responses in the appendices as evidence of consultation.

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



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time. If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Please consider the environment before printing this email.

From: Lia Young <lia.young@geosyntec.com>

Sent: Monday, 29 September 2025 4:32 PM

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

Cc: Cheryl Halim <cheryl.halim@geosyntec.com>

Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

Dear Samuel,

We will be conducting another Independent Environmental Audit at Amity College, 85 Byron Road and 63 Ingleburn Road, Leppington.

Please kindly refer to the attached consultation letter.

Kindly let us know if there is any feedback from the Department.

Thank you.

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Lia Young](#)
To: ["david.atkin@camden.nsw.gov.au"](mailto:david.atkin@camden.nsw.gov.au); ["Stephen.Pratt@camden.nsw.gov.au"](mailto:Stephen.Pratt@camden.nsw.gov.au); ["mail@camden.nsw.gov.au"](mailto:mail@camden.nsw.gov.au)
Cc: [Cheryl Halim](#)
Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Monday, 29 September 2025 4:16:00 PM

Dear David, Stephen,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) c/- Gran Associates Australia (GAA) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The IEA will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

As required by the IAPAR (2020), we need to conduct consultation with key stakeholders. Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Please do not hesitate to contact us if you have any questions.
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).
Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Stephen Pratt](#)
To: [Lia Young](#)
Cc: [Cheryl Halim](#)
Subject: RE: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Thursday, 2 October 2025 11:48:34 AM

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Hi Lia,

I have consulted with our environmental team who have also consulted with our engineers and they have advised that there are no outstanding or arising issues that we need to raise at this time to consider as part of the next audit.

Submitted for your information.

Regards

Stephen Pratt

Team Leader Development Assessment (Major)



70 Central Avenue, Oran Park, 2570
(02) 4653 3718
www.camden.nsw.gov.au

PO Box 183, Camden NSW 2570
Stephen.Pratt@camden.nsw.gov.au



Camden Council acknowledges the Dharawal peoples as the Traditional Custodians of our lands and waterways, and also recognises the Dharug and Gundungurra Nations. We pay our respects to Elders past, present and emerging and to all Aboriginal and Torres Strait Islander peoples on these lands.



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OFFICIAL

From: Lia Young <lia.young@geosyntec.com>

Sent: Monday, 29 September 2025 4:17 PM

To: David Atkin <david.atkin@camden.nsw.gov.au>; Stephen Pratt <Stephen.Pratt@camden.nsw.gov.au>; Council Mailbox <Council.Mailbox@camden.nsw.gov.au>

Cc: Cheryl Halim <Cheryl.Halim@Geosyntec.com>

Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

Warning - This email originates from an external organisation

Dear David, Stephen,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) c/- Gran Associates Australia (GAA) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The IEA will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

As required by the IAPAR (2020), we need to conduct consultation with key stakeholders. Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).
Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Lia Young](#)
To: [Sydney Water](#)
Cc: [Cheryl Halim](#)
Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Monday, 29 September 2025 4:18:00 PM

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) c/- Gran Associates Australia (GAA) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The IEA will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

As required by the IAPAR (2020), we need to conduct consultation with key stakeholders. Please advise if Sydney Water has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Please do not hesitate to contact us if you have any questions.
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Lia Young](#)
To: [Fire Safety](#); [Michael Costin](#); [Anthony Colbran](#)
Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Monday, 29 September 2025 4:19:00 PM

Dear Michael and Anthony,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) c/- Gran Associates Australia (GAA) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The IEA will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

As required by the IAPAR (2020), we need to conduct consultation with key stakeholders. Please advise if Frie NSW has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Please do not hesitate to contact us if you have any questions.
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Lia Young](#)
To: [James Douglas](#); ken.ho@transport.nsw.gov.au; [Development Sydney](#); [Greater Sydney Roads](#)
Cc: [Cheryl Halim](#)
Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Monday, 29 September 2025 4:22:00 PM

Dear James and Ken,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) c/- Gran Associates Australia (GAA) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The IEA will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

As required by the IAPAR (2020), we need to conduct consultation with key stakeholders. Please advise if TfNSW has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Please do not hesitate to contact us if you have any questions.
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Lia Young](#)
To: ["James Douglas"](#)
Cc: [Cheryl Halim](#); [Pahee Rathan](#); [Ken Ho](#)
Subject: RE: TfNSW Response Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Wednesday, 22 October 2025 11:24:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi James,

Thank you for your comments. As we discussed, we are currently still in the construction stage of the project. Therefore, your comments have been noted for consideration during the operational stage.

Another round of consultation with stakeholders, including TfNSW, shall be conducted during the operational audit.

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: James Douglas <James.Douglas@transport.nsw.gov.au>
Sent: Wednesday, 22 October 2025 11:10 AM
To: Lia Young <lia.young@geosyntec.com>
Cc: Cheryl Halim <Cheryl.Halim@Geosyntec.com>; Pahee Rathan <Pahee.RATHAN@transport.nsw.gov.au>; Ken Ho <Ken.Ho@transport.nsw.gov.au>
Subject: TfNSW Response Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

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Good Afternoon Lia,

Transport for NSW (TfNSW) have reviewed the information provided and would provide additional comments for consideration of the Independent Environmental Audit as follows:

- Ingleburn Road and Byron Road are identified as local roads under the care and control of local Council who should be consulted as a part of the audit process.

- Byron Road does not have a formal pedestrian network that connects to Ingleburn Road/Rickard Road. Consideration of strategies to encourage and support active transport to the Leppington town centre, should be considered. TfNSW recommends that a holistic Travel Demand Management (TDM) strategy be undertaken to support sustainable transport for the site and future development of the wider precinct.
- Bus Travel and additional services. The site is within proximity to existing bus services (Bus service 841, 858 run past Ingleburn and the 861 Rickard Road), however these services operate at capacity during peak periods. TfNSW recommends that as a component of the IEA further review of the existing services are undertaken and consultation for new services occur. An additional investigation of staggered bell times should also be undertaken to reduce competition for resources.

Please direct any questions or further requests to Development.Sydney@transport.nsw.gov.au with reference SYD25/00452/04.

Kind regards,

James Douglas

Land Use Planner
Transport Planning
Planning, Integration and Passenger Division
Transport for NSW

M 0457242974 T (02)9983 3987 E james.douglas@transport.nsw.gov.au

transport.nsw.gov.au

**Level 4, 4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150.**



Transport
for NSW



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

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OFFICIAL

From: Lia Young <lia.young@geosyntec.com>

Sent: Monday, 29 September 2025 4:22 PM

To: James Douglas <James.Douglas@transport.nsw.gov.au>; Ken Ho <Ken.Ho@transport.nsw.gov.au>; Development Sydney <Development.Sydney@transport.nsw.gov.au>; Greater Sydney Roads <greatersydneyroads@transport.nsw.gov.au>

Cc: Cheryl Halim <Cheryl.Halim@Geosyntec.com>

Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

Some people who received this message don't often get email from lia.young@geosyntec.com. [Learn why this is important](#)

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Dear James and Ken,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) c/- Gran Associates Australia (GAA) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The IEA will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

As required by the IAPAR (2020), we need to conduct consultation with key stakeholders. Please advise if TfNSW has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Lia Young](#)
To: PARISA.SADEGHI@endeavourenergy.com.au
Cc: [Cheryl Halim](#)
Subject: Consultation for the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.
Date: Monday, 29 September 2025 4:23:00 PM

Dear Parisa,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Amity College (Amity) c/- Gran Associates Australia (GAA) to conduct the Second Construction Independent Environmental Audit (IEA) for Stage 2 for Amity College located at 85 Byron Road and 63 Ingleburn Road, Leppington.

The IEA will be conducted in accordance with the NSW Government Independent Audit Post Approval 2020 (IAPAR 2020).

As required by the IAPAR (2020), we need to conduct consultation with key stakeholders. Please advise if Endeavor Energy has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Please do not hesitate to contact us if you have any questions.
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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Appendix D Record of Meeting and Agenda

AU124136 L9 14Oct25 Opening Meeting Stg2

Independent Environmental Audit – Opening Meeting Agenda

Site: Amity College Leppington (85 Byron Road and 63 Ingleburn Road, Leppington).

SSD: SSD 9227

Date & Time: 14 October 2025 (8.30am)


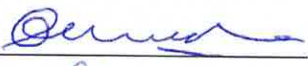





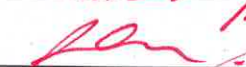

Invitees:

Peter Reed (Gran Associates Australia)	Cheryl Halim (Geosyntec)	Lia Young (Geosyntec)
Paul Barton (Reitsma)	Matthew Frail (Reitsma)	Recep Aydogan (Amity)
Shawn Reitsma (Reitsma)	Gordon Chua (Reitsma)	Raza Orker (Amity)

AGENDA

1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
 - a. Timing – site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitation, cultural, religious or social sensitivities
 - e. Additional Audit requirements from Agency Consultation
 - f. Notification from DPHI or other agencies
 - g. Complaints
 - h. Incidents
3. Reporting
 - a. Method (at time of observation, closing meeting (recap, formal report)
 - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
 - c. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via Teams or email (TBC)

Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
Lia Young	Auditor, Geosyntec	
Cheryl Hatim	Auditor, Geosyntec	
Gordon Chua	CA, Reitsma	
Matthew Frail	WHS MANAGER-REITSMAN	
Shawn Reitsma	Site Manager-Reitsma	
Paul Barton	Project Manager	
Peter Reed	Senior Associates, MEMBER	
Raza Orker	Amity	
Recep Aydogan	"	

From: [Lia Young](#)
To: [Paul Barton](#); [Shawn Reitsma](#); [Gordon Chua](#); [Peter Reed](#); [Matthew Frail](#)
Cc: [Cheryl Halim](#); [Recep Aydogan \(raydogan@amity.nsw.edu.au\)](mailto:Recep.Aydogan@amity.nsw.edu.au); [Raza Orker](#)
Subject: Closing meeting for 14 Oct 2025 Field Audit - AU124136 AMITY LEPPINGTON
Date: Friday, 24 October 2025 9:53:00 AM
Attachments: [Amity Leppington audit table provided in closing meeting email for 14 OCT field audit.xlsx](#)

Dear All,

Thank you for participating in the **second Stage 2 Construction IEA** audit conducted on **14 October 2025**.

1. Background and Objective of Email

During the site visit, we observed environmental management and conducted interviews with key representatives regarding on site practices. We also completed a review of the information provided against the IEA Audit Table. Please treat this email as the Closing Meeting for the IEA.

As discussed, compliance is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and outline any additional information required to address outstanding items.

2. Status of Review, Outstanding Items, and Timing.

The status of our Audit Table is attached. Outstanding items are flagged in **yellow**. Should there be no additional information, item(s) may become non-compliant.

Please provide additional records, if any, before **13 November 2025**.

So we can aim to issue the Draft Report by **27 November 2025**, subject to receiving the additional information.

After the draft report is used, please use the last opportunity to provide additional information and rectify any non-compliances by **4 December 2025**, after which we will issue our final report.

3. Identified Strengths

Amity and Reitsma have an organised system and record keeping, which generally assisted our audit. During the current audit, the recording of information was observed to have significantly improved.

During the site audit, **Amity and Reitsma** demonstrated a proactive approach to environmental management. Both entities have always been amenable to suggestions on improvement.

4. Potential non-compliances and opportunities for improvement

Geosyntec identified the following key items:

Item **G28 and G29** – are identified as non-compliant due to review of CEMPs not being notified to Certifier and Planning and CEMP / subplans update not being provided to Certifier and Planning within the timeframe required by the SSD.

Thank you for your time.

Please do not hesitate to contact **Cheryl Halim** or myself if you have any questions.

Sent on behalf of **Cheryl Halim**, Lead Auditor.

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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Appendix E Photographs

Photograph Log for Stage 2 Construction Audit

Client Name:

Amity College

Site Location:

85 Byron Road and 63 Ingleburn
Road, Leppington (Stage 2
Construction)

Project Number:

AU124136

<p>Photo Number: G81, G116, G230, G231, G239, G240</p>	<p>Date: 13/10/2025</p>		
<p>Description:</p> <p>Sediment control measures observed on site:</p> <p>Sand bags were observed upstream of the stormwater inlets.</p> <p>Sediment fencing was observed along the fence on the low grounds and around stormwater inlet on site.</p> <p>Shaker grids were installed at the Site main entry. Secondary entry was on sealed surface.</p>			
			

**Photograph Log for Stage 2
Construction Audit**

Client Name:

Amity College

Site Location:

85 Byron Road and 63 Ingleburn
Road, Leppington (Stage 2
Construction)

Project Number:

AU124136

<p>Photo Number: G83, G104, G218, G235</p>	<p>Date: 13/10/2025</p>		
<p>Description:</p> <p>Sufficient parking was observed onsite.</p> <p>Site parking spaces were on gravels with no internal road observed.</p> <p>Construction vehicles (including site personnel vehicles) were contained wholly within the site.</p>			

<p>Photo Number: G95, G105</p>	<p>Date: 13/10/2025</p>		
<p>Description:</p> <p>Site signage.</p> <p>Third-party advertising was not observed on the site fences.</p>			

Photograph Log for Stage 2 Construction Audit

Client Name:


Amity College

Site Location:

85 Byron Road and 63 Ingleburn
Road, Leppington (Stage 2
Construction)

Project Number:

AU124136

<p>Photo Number: G106, G115, G204, G218, G219-G221, G235, G241</p>	<p>Date: 13/10/2025</p>		
<p>Description:</p> <p>Public way (outside of any approved construction works zone) was not obstructed, generally clean and well maintained.</p> <p>Public road observed to be generally clean.</p> <p>No hoarding observed.</p> <p>No construction vehicle on public way.</p> <p>There is no temporary cycling and pedestrian access around the site. Cycling and pedestrian access built by the Council was not obstructed.</p> <p>No visible dust across the site.</p> <p>No external lighting observed in Stage 2 construction area.</p>			

**Photograph Log for Stage 2
Construction Audit**

Client Name:


Amity College

Site Location:

85 Byron Road and 63 Ingleburn
Road, Leppington (Stage 2
Construction)

Project Number:

AU124136

<p>Photo Number: G112</p>	<p>Date: 13/10/2025</p>	
<p>Description:</p> <p>Trees that were not approved to be removed are located off-site. No visible sign of trimming of street trees.</p> <p>Trees appeared unaffected by the construction on site.</p>		

Photograph Log for Stage 2 Construction Audit

Client Name:

Amity College

Site Location:

85 Byron Road and 63 Ingleburn
Road, Leppington (Stage 2
Construction)

Project Number:

AU124136

<p>Photo Number: G122, G124, G241</p>	<p>Date: 13/10/2025</p>		
<p>Description:</p> <p>Skip bin and spill kit waste bins were observed on site.</p> <p>Chemicals were observed to be stored in chemical cabinet, with bunding, in a shipping container.</p> <p>A dedicated concrete water area and container were observed.</p>			

Photograph Log for Stage 2 Construction Audit

Client Name:

Amity College

Site Location:

85 Byron Road and 63 Ingleburn
Road, Leppington (Stage 2
Construction)

Project Number:

AU124136

<p>Photo Number: G238, G241</p>	<p>Date: 13/10/2025</p>		
<p>Description:</p> <p>No visible dust across the site.</p> <p>Stockpile was damp and partly covered with geofabric or grass.</p> <p>No open burning observed.</p>			

<p>Photo Number: G218</p>	<p>Date: 13/10/2025</p>		
<p>Description:</p> <p>Construction main access gate has area for vehicle to turn back out.</p>			

Appendix F Audit Table

					Second Construction Audit for Stage2				
Geosyntec ID	Document	SSD 9227 Mod 4 Condition / Plan Section No.	Item	Condition	Evidence Collected / Observations for the current audit period only.	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
Part A Administrative Conditions									
G1	SSD-9227-Mod-4	A1	Obligation to Minimise Harm to Environment	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.	Reasonable and feasible measures have been implemented to prevent material harm to the environment that may result from the development. Any recommendations and/or non-compliance is indicated in the respective Condition below to avoid double counting. website: https://amity.nsw.edu.au/about/schools/leppington-progress				
G2	SSD-9227-Mod-4	A2	Terms of Consent	The development may only be carried out:	The development is carried out in general compliance with the conditions of consent. Any non-compliance is indicated in the respective Condition below.				
				(a) in compliance with the conditions of this consent;	Interview: - Gran Associates (AR) stated that there has been no written direction from the Planning Secretary.				
				(b) in accordance with all written directions of the Planning Secretary;	The development is carried out in general accordance with the EIS and RTS. Any non-compliances are indicated in the respective Condition below.				
				(c) generally in accordance with the EIS, Response to Submissions, SSD and	Record sighted: - Formiga1 (14 March 2025) Form 3 - Construction Certificate. Certificate Number - S240708-CC for Stage 2 of SSD-9227-Mod-4 - Northrop Amity College Leppington - Stage 2, Structural Documentation (1/3/2025), with stamp by Formiga1.				
			(d) in accordance with the approved plans in the table below:						

Draw No.	Rev.	Name of Plan	Date
1000	C	Final Approval Consent & Final Consent LMS 1 & 2 to DP	01/03/20
Submission plan prepared by T&B Surveying Solutions			
Draw No.	Rev.	Name of Plan	Date
111181	C	Final Approval Consent of LMS 1&2 DP 1/2/2020	1/2/20
Architectural Plans prepared by Stan Associates			
Draw No.	Rev.	Name of Plan	Date
070	M	Site Plan	15/10/21
100	M	Ground Floor Plan	15/10/21
101	F	1st Floor Plan	15/10/21
102	C	Second Floor Plan	15/10/21
103	C	Third Floor Plan	15/10/21
104	F	Roof Plan	15/10/21
020	D	Section 1 & 2	15/10/21
020	D	Section 3 & 4	15/10/21
020	D	Section 5 & 6	15/10/21
020	D	Typical Home Base Cross Section	20/10/19
020	A	Typical Home Base Section Detail	20/10/19
021	A	Typical Circulation Link (LMS) Section Detail	20/10/19
000	B	Wayfinding Signage Elevation Detail	15/10/21
000	D	Staging Plan Stage 1	15/10/21
001	D	Staging Plan Stage 2	15/10/21
002	F	Staging Plan Stage 3	15/10/21
003	F	Staging Plan Stage 4	15/10/21
004	F	Staging Plan Stage 5	15/10/21
005	F	Staging Plan Stage 6	15/10/21
000	A	Materials, Colours and Finishes	20/10/19
001	B	Materials, Colours and Finishes	20/10/19
002	A	Materials, Colours and Finishes	20/10/19
003	A	Materials, Colours and Finishes	20/10/19
004	D	Materials & Colour Schedule	15/10/21
Landscape Plans prepared by Landscape Architects			
Draw No.	Rev.	Name of Plan	Date
2024-0-01	F	Landscape Master Plan	26/1/24
2024-0-02	F	Landscape - Detail	26/1/24
2024-0-03	F	Landscape Plan - Library Terrace	26/1/24
2024-0-04	F	Landscape Masterplan Plan Schedule	26/1/24
2024-0-05	D	Landscape Staging Plans	26/1/24
2024-0-06	D	Landscape Staging Plans	26/1/24
Civil Works Plans prepared by Mott MacDonald Pty Ltd			
Draw No.	Rev.	Name of Plan	Date
P110-0001	C	Development Overview Plan	11/1/23
P110-0100	C	Stage 1 Overview Plan	11/1/23
P110-0200	I	Sediment & Erosion Control and Cheering Plan (Ultimate Development)	24/1/23
P110-0300	C	Sediment & Erosion Control and Cheering Plan (Stage 1)	11/1/23
P110-0400	B	Sediment & Erosion Control and Cheering Plan (Stage 2)	11/1/23
P110-0500	C	Sediment & Erosion Control Details Sheet 1	20/10/19
P110-0600	B	Sediment & Erosion Control Details Sheet 2	20/10/19
P110-0700	C	Earthworks Staging Plan (Ultimate Development)	11/1/23
P110-0800	C	Earthworks Staging Plan (Stage 1)	11/1/23
P110-0900	C	Bulk Earthworks Cut/Fill Plan (Ultimate Development)	11/1/23
P110-1000	C	Bulk Earthworks Cut/Fill Plan (Stage 1)	11/1/23
P110-1100	B	Earthworks Section (Sheet 1)	20/10/23
P110-1200	B	Earthworks Section (Sheet 2)	20/10/23
P110-1300	B	Earthworks Section (Sheet 3)	20/10/23
P110-1400	B	Earthworks Section (Sheet 4)	20/10/23
P110-1500	B	Earthworks Section (Sheet 5)	20/10/23
P110-1600	B	Earthworks Section (Sheet 6)	20/10/23
P110-1700	B	Earthworks Section (Sheet 7)	20/10/23
P110-1800	B	Earthworks Section (Sheet 8)	20/10/23
P110-1900	B	Earthworks Section (Sheet 9)	20/10/23
P110-2000	C	Roadworks (Stage 1)	11/1/23
P110-2100	C	Roadworks (Stage 2)	11/1/23
P110-2200	C	Roadworks (Stage 3)	11/1/23
P110-2300	C	Roadworks (Stage 4)	11/1/23
P110-2400	C	Roadworks (Stage 5)	11/1/23
P110-2500	C	Roadworks (Stage 6)	11/1/23
P110-2600	C	Roadworks (Stage 7)	11/1/23
P110-2700	C	Roadworks (Stage 8)	11/1/23
P110-2800	C	Roadworks (Stage 9)	11/1/23
P110-2900	C	Roadworks (Stage 10)	11/1/23
P110-3000	C	Roadworks (Stage 11)	11/1/23
P110-3100	C	Roadworks (Stage 12)	11/1/23
P110-3200	C	Roadworks (Stage 13)	11/1/23
P110-3300	C	Roadworks (Stage 14)	11/1/23
P110-3400	C	Roadworks (Stage 15)	11/1/23
P110-3500	C	Roadworks (Stage 16)	11/1/23
P110-3600	C	Roadworks (Stage 17)	11/1/23
P110-3700	C	Roadworks (Stage 18)	11/1/23
P110-3800	C	Roadworks (Stage 19)	11/1/23
P110-3900	C	Roadworks (Stage 20)	11/1/23
P110-4000	C	Roadworks (Stage 21)	11/1/23
P110-4100	C	Roadworks (Stage 22)	11/1/23
P110-4200	C	Roadworks (Stage 23)	11/1/23
P110-4300	C	Roadworks (Stage 24)	11/1/23
P110-4400	C	Roadworks (Stage 25)	11/1/23
P110-4500	C	Roadworks (Stage 26)	11/1/23
P110-4600	C	Roadworks (Stage 27)	11/1/23
P110-4700	C	Roadworks (Stage 28)	11/1/23
P110-4800	C	Roadworks (Stage 29)	11/1/23
P110-4900	C	Roadworks (Stage 30)	11/1/23
P110-5000	C	Roadworks (Stage 31)	11/1/23
P110-5100	C	Roadworks (Stage 32)	11/1/23
P110-5200	C	Roadworks (Stage 33)	11/1/23
P110-5300	C	Roadworks (Stage 34)	11/1/23
P110-5400	C	Roadworks (Stage 35)	11/1/23
P110-5500	C	Roadworks (Stage 36)	11/1/23
P110-5600	C	Roadworks (Stage 37)	11/1/23
P110-5700	C	Roadworks (Stage 38)	11/1/23
P110-5800	C	Roadworks (Stage 39)	11/1/23
P110-5900	C	Roadworks (Stage 40)	11/1/23
P110-6000	C	Roadworks (Stage 41)	11/1/23
P110-6100	C	Roadworks (Stage 42)	11/1/23
P110-6200	C	Roadworks (Stage 43)	11/1/23
P110-6300	C	Roadworks (Stage 44)	11/1/23
P110-6400	C	Roadworks (Stage 45)	11/1/23
P110-6500	C	Roadworks (Stage 46)	11/1/23
P110-6600	C	Roadworks (Stage 47)	11/1/23
P110-6700	C	Roadworks (Stage 48)	11/1/23
P110-6800	C	Roadworks (Stage 49)	11/1/23
P110-6900	C	Roadworks (Stage 50)	11/1/23
P110-7000	C	Roadworks (Stage 51)	11/1/23
P110-7100	C	Roadworks (Stage 52)	11/1/23
P110-7200	C	Roadworks (Stage 53)	11/1/23
P110-7300	C	Roadworks (Stage 54)	11/1/23
P110-7400	C	Roadworks (Stage 55)	11/1/23
P110-7500	C	Roadworks (Stage 56)	11/1/23
P110-7600	C	Roadworks (Stage 57)	11/1/23
P110-7700	C	Roadworks (Stage 58)	11/1/23
P110-7800	C	Roadworks (Stage 59)	11/1/23
P110-7900	C	Roadworks (Stage 60)	11/1/23
P110-8000	C	Roadworks (Stage 61)	11/1/23
P110-8100	C	Roadworks (Stage 62)	11/1/23
P110-8200	C	Roadworks (Stage 63)	11/1/23
P110-8300	C	Roadworks (Stage 64)	11/1/23
P110-8400	C	Roadworks (Stage 65)	11/1/23
P110-8500	C	Roadworks (Stage 66)	11/1/23
P110-8600	C	Roadworks (Stage 67)	11/1/23
P110-8700	C	Roadworks (Stage 68)	11/1/23
P110-8800	C	Roadworks (Stage 69)	11/1/23
P110-8900	C	Roadworks (Stage 70)	11/1/23
P110-9000	C	Roadworks (Stage 71)	11/1/23
P110-9100	C	Roadworks (Stage 72)	11/1/23
P110-9200	C	Roadworks (Stage 73)	11/1/23
P110-9300	C	Roadworks (Stage 74)	11/1/23
P110-9400	C	Roadworks (Stage 75)	11/1/23
P110-9500	C	Roadworks (Stage 76)	11/1/23
P110-9600	C	Roadworks (Stage 77)	11/1/23
P110-9700	C	Roadworks (Stage 78)	11/1/23
P110-9800	C	Roadworks (Stage 79)	11/1/23
P110-9900	C	Roadworks (Stage 80)	11/1/23

Geosyntec ID	Document	SSD 9227 Mod 4 Condition / Plan Section No.	Item	Condition	Evidence Collected / Observations for the current audit period only.	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G3	SSD-9227-Mod-4	A3	Terms of Consent	<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>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Interview: - Reitsma (PB) stated that there has been no written direction from the Planning Secretary.</p>				
G4	SSD-9227-Mod-4	A4	Terms of Consent	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 A1(c) or A1(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) and A1(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Condition noted				
G5	SSD-9227-Mod-4	A5	Limits of consent	This consent lapses five years after the date of consent unless work is physically commenced.	SSD was determined on 16 July 2020 and work had physically commenced before the 5 years lapsed.				
G6	SSD-9227-Mod-4	A6	Limits of consent	The future café is to be generally used in conjunction with the educational use of the site and the community uses proposed within the school site.	<p>Observation: - There is no café yet. Only a mobile food cart was observed during the Stage 1 Operational Audit conducted.</p>				
G7	SSD-9227-Mod-4	A7	Student Numbers	A maximum of 1000 students may be enrolled on the site at any one time.	<p>Record sighted: - Enrolment recorded show 167 students.</p>				
G8	SSD-9227-Mod-4	A8	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Record sighted: - Formiga1 (14 March 2025) Form 3 - Construction Certificate. Certificate Number - S240708-CC for Stage 2 of SSD-9227-Mod-4 - Northrop Amity College Leppington - Stage 2, Structural Documentation (1/3/2025), with stamp by Formiga1.</p>				
G9	SSD-9227-Mod-4	A9	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<p>Interview: - Gran Associates (AR) stated that there has been no dispute.</p>				

Geosyntec ID	Document	SSD 9227 Mod 4 Condition / Plan Section No.	Item	Condition	Evidence Collected / Observations for the current audit period only. website: https://amity.nsw.edu.au/about/schools/leppington-progress	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G10	SSD-9227-Mod-4	A10	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Assessed in the respective Conditions as applicable				
G11	SSD-9227-Mod-4	A11	Staging	This project may be constructed and operated in sub-stages, generally in accordance with staging plans approved in condition A2 of this consent.	Condition noted				
G12	SSD-9227-Mod-4	A12	Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: (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); (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 (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	Staging plan was part of the original SSD approval. Subsequent modifications to staging plan had also been approved under SSD Mod 1 to Mod4.				
G13	SSD-9227-Mod-4	A13	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A12, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Staging plan was part of the original SSD approval. Subsequent modifications to staging plan had also been approved under SSD Mod 1 to Mod4.				
G14	SSD-9227-Mod-4	A14	Staging, Combining and Updating Strategies, Plans or Programs	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.	Staging plan was part of the original SSD approval. Subsequent modifications had also been approved under Mod1 to Mod4 with all it entails. Record sighted: - Email from Reitsma (14/3/2025) to Council on Construction Water Soil Management Plan, Construction Waste Management Plan, Construction Traffic Management Plan and Construction Noise and Vibration Management Plan. - Council response email (27/3/2025) on the submitted management plans.				
G15	SSD-9227-Mod-4	A15	Staging, Combining and Updating Strategies, Plans or Programs	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.	Interview: - Reitsma (PB) stated that the latest approved programs are implemented, noting that there have been revisions to the plans and they are deemed consistent. - Formiga1 (14 March 2025) Form 3 - Construction Certificate. Certificate Number - S240708-CC for Stage 2 of SSD-9227-Mod-4				
G16	SSD-9227-Mod-4	A16	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	Record sighted: - Formiga1 (14 March 2025) Form 3 - Construction Certificate. Certificate Number - S240708-CC for Stage 2 of SSD-9227-Mod-4 Interview: - Gran Associates (AR) states that 69 Ingleburn Rd is not part of the SSD.				

Geosyntec ID	Document	SSD 9227 Mod 4 Condition / Plan Section No.	Item	Condition	Evidence Collected / Observations for the current audit period only.	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G17	SSD-9227-Mod-4	A17	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - Formiga1 (14 March 2025) Form 3 - Construction Certificate. Certificate Number - S240708-CC for Stage 2 of SSD-9227-Mod-4. CC includes External Cladding/Walls.</p> <p>Observation: - External walls have not been constructed.</p>				
G18	SSD-9227-Mod-4	A18	Applicability of Guidelines	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.	Condition noted				
G19	SSD-9227-Mod-4	A19	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview: - Amity College (RA) stated that there has been no known direction from the Planning Secretary.				
G20	SSD-9227-Mod-4	A20	Applicability of Guidelines	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing	Condition noted. Monitoring requirement is assessed in the respective conditions and whether directly or by way of a plan, strategy or program.				
G21	SSD-9227-Mod-4	A21	Access to Information	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition 0 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>The project website was accessed on 9 and 22 Oct 2025 (https://amity.nsw.edu.au/about/schools/leppington-progress):</p> <p>(a) (i) provided</p> <p>(a) (ii) provided</p> <p>(a) (iii) provided</p> <p>(a) (iv) provided</p> <p>(a) (v) provided (Noise Monitoring Report 2.02.2023, Assessment of Public Announcement & Bell System Design (C40))</p> <p>(a) (vi) provided</p> <p>(a) (vii) provided</p> <p>(a) (viii) provided, dated October 2025</p> <p>(a) (ix) provided with the corresponding Applicant responses</p> <p>(a) (x) NIL as it is advised that there has been no other matter required by Planning Secretary</p>				
G22	SSD-9227-Mod-4	A22	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Interview: - Reitsma (PB) stated that all subcontractors are issued with full set of documents for the project, including SSD and CEMP as part of contract documents. Every person has to go through Reitsma site induction.</p> <p>Record sighted: - Reitsma Site Specific Induction Script, which includes site specific information for the SSD 9227.</p>				

Geosyntec ID	Document	SSD 9227 Mod 4 Condition / Plan Section No.	Item	Condition	Evidence Collected / Observations for the current audit period only.	Independent Audit Findings and Recommendations	Compliance Status		
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G23	SSD-9227-Mod-4	A23	Incident Notification, Reporting and Response	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au 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.	website: https://amity.nsw.edu.au/about/schools/leppington-progress Interview: - Reitsma (PB) stated that there has been no incident during the audit period. This condition is considered not triggered.				
G24	SSD-9227-Mod-4	A24	Incident Notification, Reporting and Response	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	Interview: - Reitsma (PB) stated that there has been no incident during the audit period. This condition is considered not triggered.				
G25	SSD-9227-Mod-4	A25	Non-Compliance Notification	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview: - Reitsma (PB) stated that there has been no known non-compliance during the audit period. This condition is considered not triggered.				
G26	SSD-9227-Mod-4	A26	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview: - Reitsma (PB) stated that there has been no known non-compliance during the audit period. This condition is considered not triggered.				

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G27	SSD-9227-Mod-4	A27	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	website: https://amity.nsw.edu.au/about/schools/leppington-progress Condition noted. This item is considered not triggered as there was no recorded incident or non-compliance.				
G28	SSD-9227-Mod-4	A28	Revision of Strategies, Plans and Programs	Within three months of:	Record sighted: - dfp (4 October 2024) Revised Compliance Reporting Program (REF: 21468A) - DPHI (29 November 2024) Amity College – Revised Compliance Reporting Program. Letter states that Planning Secretary is satisfied that the revised CRP generally meets the requirements of Condition A30 of the consent. The site Compliance Reporting was only for pre-stage 1 construction and Operation Compliance Reporting for each Stages. Hence, this item is considered not triggered for Construction plans, strategies and programs				
				(a) the submission of a compliance report under condition A30;	Interview: - Reitsma (PB) stated that there has been no incident during the audit period.				
				(b) the submission of an incident report under condition A22;	Record sighted: - Submission of May 2025 CEMP and sub-plans (revised plans) to DPHI and Certifier on 14 October 2025. - Gran Associates (22 Aug 2025, but the file header shows 12 June 2025) New School Campus Byron Road, NSW, Leppington Review of Strategies, Plans and Programs.				
				(c) the submission of an Independent Audit under condition D33;	The modification of SSD occurred prior the commencement of this Construction Audit. Hence this Condition is considered not triggered in this IEA.				
				(d) the approval of any modification of the conditions of this consent; or	Interview: - Reitsma (PB) stated that there has been no direction from DPHI during the audit period.				
(e) the issue of a direction of the Planning Secretary under condition 0 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.	This item was considered non compliant because the Certifier and DPHI were not notified in writing that a review was being carried out. Recommendation: When a review of strategies, plans or programs is being carried out Certifier and DPHI should be notified in writing.								
G29	SSD-9227-Mod-4	A29	Revision of Strategies, Plans and Programs	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 and / or Certifier (where relevant). 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.	Record sighted: - Submission of May 2025 CEMP and sub-plans to DPHI and Certifier on 14 October 2025. Record sighted previously: - Email from Formiga1 the Certifier (20/2/2025) confirming Conditions C23 (RE: CEMP approval by certifier) is closed out. - NSW Planning (DPHI) letter (8 April 2025) Amity College (SSD-9227) Construction Environmental Management Plan and Sub-plans for Stage 2, Condition C22. Planning note the CEMP package: - has been reviewed by the Applicant, and no issues have been raised to the Department; - has been prepared in consultation with Council, where relevant; and includes the following: - Construction Management Plan, dated February 2025, prepared by Reitsma Constructions; - Construction Traffic Management Plan, dated 21 January 2025, prepared by iGroup Services Pty Ltd; - Construction Noise and Vibration Management Plan, Revision 1 dated 28 February 2025, prepared by Reitsma Constructions; - Construction Waste Management Plan, dated 3 March 2025; and - Construction Soil and Water Management Sub-plan, dated 28 February 2025.	This item was considered non compliant because the Certifier and DPHI were not provided with the revised CEMP and sub-plans within six weeks of the review. Recommendation: Where revision of strategies, plans and programs 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.			

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G30	SSD-9227-Mod-4	A30	Compliance Reporting	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements must be submitted to the Planning Secretary and the Certifier.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - Amity College (June 2021) Compliance Monitoring and Reporting Program (Pre-Construction). - dfp (4 October 2024) SSD 9227 – Amity College, 85 Byron Road and 63 Ingleburn Road, Leppington. Revised Compliance Reporting Program (CRP). Program is consistent with IAPAR 2020 requirement and the Compliance reporting under A30 is only scheduled prior to the Stage 1 construction commencement. - DPHI (29 November 2024) Amity Revised Compliance Reporting Program (CRP). Letter states that Planning secretary is satisfied that the revised CRP. Notwithstanding the revised CRP, the requirements of the conditions of consent relating to Compliance Reporting prevail to the extent that there are any inconsistencies.</p> <p>The site Compliance Reporting was only for pre-stage 1 construction and Operation Compliance Reporting for each Stages.</p>				
G31	SSD-9227-Mod-4	A31	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	According to IAPAR 2020 which was introduced prior to the Site SSD (Mod0), the Compliance reporting is only required for operation and decommissioning stage. Hence Condition A31 to A33 are not triggered				
G32	SSD-9227-Mod-4	A32	Compliance Reporting	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.	According to IAPAR 2020 which was introduced prior to the Site SSD (Mod0), the Compliance reporting is only required for operation and decommissioning stage. Hence Condition A31 to A33 are not triggered				
G33	SSD-9227-Mod-4	A33	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	According to IAPAR 2020 which was introduced prior to the Site SSD (Mod0), the Compliance reporting is only required for operation and decommissioning stage. Hence Condition A31 to A33 are not triggered				
G34	SSD-9227-Mod-4	A35 (noting that Condition A34 is deleted in Mod 2)	Evidence of consultation with Council	Where a condition of consent requires consultation with Council, evidence must be submitted to the Planning Secretary, prior to certification, demonstrating that consultation has been undertaken in accordance with that condition of consent.	This item is reviewed in Conditions G35 to G40, G47, G49, G56-G59, G65, G67, G71, G74, G76, G77, G79, G92, G119, G135, G140, G141, G145, G 153, G160, G161, G175, G180, G181, G193, G205, G212 relating to consultation.				

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PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE									
G35	SSD-9227-Mod-4	B2 (noting that Condition B1 is deleted in Mod 2)	Road Works and Design Requirements	<p>Prior to the issue of a construction certificate for Byron Road roadworks proposed under construction Stage 2, the Applicant must submit the following design plans to the satisfaction of Council:</p> <p>(a) details of the site's Byron Road frontage footpath, kerb and gutter and verge matching Council's concept design levels for Byron Road;</p> <p>(b) design of a temporary / interim road pavement along Byron Road (matching into Byron Road's frontage gutter lip level) with cross fall grades at Byron Road, between 1% and 5%;</p> <p>(c) details of a 2.5m wide shared path along the north-western verge of Byron Road for future cyclist movement;</p> <p>(d) details of a temporary 20 metres (m) long taper along Byron Road at both ends of the temporary road pavement in accordance with the applicable Transport for NSW (TfNSW) design guides;</p> <p>(e) details of a footpath connection from the site, along Byron Road to the existing bus stop on Ingleburn Road;</p> <p>(f) details to demonstrate that the pavement treatment for this footpath is consistent with the concrete footpath treatment shown on plan PS01-G400, Pavement Plan and Details Revision F, dated 20/11/2019 prepared by Martens & Associates Pty Ltd;</p> <p>(g) details of underground electrical, water and telephone services located at the Byron Road frontage that would require relocation as part of the design of the Byron Road frontage;</p> <p>(h) cross-sections at 15m intervals along the Byron Road frontage of the site showing temporary / interim and the ultimate levels of Byron Road levels in relation to the site and the development; and</p> <p>Note: Reference should be made to Section 2.2.3 of Council's Engineering Design Specifications in relation to the cross sections on Byron Road and 100% concept design plans for Byron Road provided to the Applicant by Council on 11 November 2019.</p> <p>(i) details of the Byron Road's drainage system along the site's frontage, consistent with Council's concept design, which caters for the developed upstream catchment (and other DAs lodged with Council) in accordance with the Leppington Precinct Water Cycle Management Strategy (2012) by Parsons Brinckerhoff to demonstrate that:</p> <p>(i) the Byron Road and internal site drainage system within the site can accommodate the ultimate developed upstream catchment, in accordance with the Leppington precinct's indicative layout plan and the Leppington Precinct Water Cycle Management Strategy (2012) by Parsons Brinckerhoff.</p>	<p>Record sighted:</p> <p>For road perpendicular to Byron Rd opposite Rivermint Ave:</p> <ul style="list-style-type: none"> - Camden Council (3 March 2025) Approval for Roadwork Construction PRA 54/2025. Roadworks associated with SS/2019/2 under subdivision works certificate 16.2024.400.1. - Camden Council (26 February 2025) Subdivision Works Certificate No. 2024/400/1. DA No. SS/2019/2/1 - Camden Council Approved plans (Martens Associates drawings: PS12-A000 Rev G, PS12-A050 Rev D, PS12-B300 Rev C, PS12-B310 Rev A, PS12-C100 Rev C, PS12-C500 Rev C, PS12-D100 Rev D, PS12-D110 Rev C, PS12-D111 Rev D, PS12-D200 Rev E, PS12-D300 Rev D, PS12-D301 Rev A, PS12-D500 Rev B, PS12-E100 Rev D, PS12-E200 to E202, PS12-E202 rev C, PS12-300 Rev D, PS12-E400 Rev C, PS12-E500 Rev D, PS12-E600 Rev B, PS12-E700 Rev C, PS12-G400 rev C, PS12-ZZ00-ZZ04. Northrop Drawing SK1 Rev A, A-013 Rev B, S08.05, S08.31, S08.40, and S08.12 Rev A. - Gran Associates (14/3/2025) Drawing A-010 provides details of item (c). 				
G36	SSD-9227-Mod-4	B3	Road Works and Design Requirements	<p>Prior to the issue of a construction certificate for the half width road construction of Pluto Avenue (Road 1) the Applicant must submit detailed plans to the satisfaction of Council to demonstrate that:</p> <p>(a) the design levels of Road 1 match the existing levels of the road;</p> <p>(b) includes a crown at the middle of the carriageway with appropriate keying of 300mm at each of the three road(c) the design complies with Figure 3-14 of the Camden Growth Centre Precincts Development Control Plan. layers; and</p>	<p>Record sighted previously:</p> <ul style="list-style-type: none"> - Camden Council email (20 May 2022) states that Council acknowledged that Condition B3 is satisfied. - Camden Council email (24 April 2024) states that Pluto Ave has been completed and inspected. No dilapidation report is required. 				
G37	SSD-9227-Mod-4	B4	Road Works and Design Requirements	<p>Prior to the issue of a construction certificate for the works in relation to the proposed bus bays on Byron Road in construction Stage 2, the Applicant must submit design details to the satisfaction of Council to demonstrate that:</p> <p>(a) the bus bay includes the same pavement treatment as per Council's specifications for the future upgrade extent of Byron Road.</p>	<p>Interview:</p> <ul style="list-style-type: none"> - Gran Associates (AR) states that the construction of bus shelter pavement was already completed by Council 				

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G38	SSD-9227-Mod-4	B5	Road Works and Design Requirements	Prior to the issue of any construction certificate for construction Stage 2 of the proposal, the Applicant must submit the following design details to the satisfaction of Council: (a) levels of the threshold of future local road on the northern boundary of the Site (Road 2); and	Record sighted: - Martens (6/2025) Grading Plan (Drawing No. PS12-C100), stamped by Camden Council.				
				(b) details of its interface with the concept design for the road widening associated with the road hierarchy upgrading and signalisation of Byron Road and Ingleburn Road;	Record sighted: - Martens (20/2/2025) Roadworks Plan, Future Tie-In to 100% Concept, Byron Road/Ingleburn Road Upgrade (Drawing No. PS12-D110 Rev. C. Stamped by Camden Council.				
				(c) design plans showing the future extension of Road 2, 50m into the adjoining property (69 Ingleburn Road) to demonstrate that the design is suitable for the adjoining property and vicinity; and Note: No section of the Road within 69 Ingleburn Road is required to be built for the Applicant as part of this consent. The extension design is for reference only.	Record sighted: - Martens (20/2/2025) Roadworks Plan, Future Tie-In to 100% Concept, Byron Road/Ingleburn Road Upgrade (Drawing No. PS12-D110 Rev. C. Stamped by Camden Council.				
				(d) details to demonstrate that the road complies with Figure 3-14 of the Camden Growth Centre Precincts Development Control Plan (except the proposed angled parking along the northern local road).	Record sighted: - Camden Council Subdivision Works Certificate No. 2024/400/1 (26/2/2025), which includes Roadworks Plans.				
G39	SSD-9227-Mod-4	B6	Road Works and Design Requirements	Prior to the issue of a construction certificate for works in construction Stage 2, the Applicant must include street signage details for the angled on-street car parking spaces on the Road 2 to the satisfaction of Council. A copy of the signage details must be submitted to the Certifier for information.	Record sighted: - Email from Council (15/3/2025) approving regulatory signage and line-marking for Stage 2 (for B6). - Email to PCA attaching the Council email above.				
G40	SSD-9227-Mod-4	B7	Road Works and Design Requirements	Separate construction certificate application(s) under section 138 of the Roads Act 1993, are required to be submitted with relevant roads authority (Council or TfNSW where applicable) to obtain approval for all works within a public road reserve.	Record sighted: - Camden Council (3/3/2025) Approval for Roadwork Construction PRA 54/2025, Pursuant to s.139 of the Roads Act 1993. Interview: - Gran Associates (AR) stated that Camden Council officer Madelaine Rosever advised that in the Council's view, section 139 is in-effect the equivalent to the S138. Council uses the Section 139 instrument as a standard for their roadworks approvals.				
G41	SSD-9227-Mod-4	B8	Primary School Drop-off / Pick-up Access Design	Prior to the issue of any construction certificate for the primary school drop-off / pick-up area on the southern side of the site, the detailed design plans must demonstrate that the access points to the drop-off / pick-up spaces comply with the following: (a) a crossover entry width of 6.3m; and (b) a crossover exit width of 6.1m.	This development was part of Stage 1 and considered not triggered in this audit for Stage 2.				

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G42	SSD-9227-Mod-4	B9	Operational Car Parking, Bicycle parking, End-of-trip facilities and Service Vehicle Layout	<p>Prior to the issue of any construction certificate for each relevant stage, evidence of compliance of the proposed access and parking arrangements with the following requirements must be submitted to the satisfaction of the Certifier:</p> <p>(a) all vehicles are able to enter and leave the site in a forward direction unless otherwise indicated for the secondary school hall loading bay per the Traffic and Transport Assessment, Amity College 85 Byron Road and 63 Ingleburn Road, Leppington, dated November 2019 and prepared by Traffix, Traffic and Transport Planners;</p> <p>(b) the swept path of the longest vehicles entering and exiting the site, as well as manoeuvrability through the Site, are in accordance with the latest version of AS 2890.2, unless otherwise indicated for the secondary school hall loading bay per the Traffic and Transport Assessment, dated November 2019 and prepared by Traffix, Traffic and Transport Planners;</p> <p>(c) the layout, and design of all on-site car parking and drop-off / pick-up spaces must comply with latest versions of AS2890.1 and AS 2890.6 (for disabled parking spaces);</p> <p>(d) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(e) end-of-trip facilities for staff are provided within the site;</p> <p>(f) appropriate pedestrian and cyclist advisory signs are provided;</p> <p>(g) ramps to the basement car parks are designed in accordance with AS 2890.1-2004;</p> <p>(h) basement car parking areas are designed in accordance with AS 2890.1-2004; and</p> <p>(i) the total number of on-site car parking spaces, drop-off / pick-up spaces and bicycle parking spaces for use during operation of the development, provided in accordance with the Table below:</p> <table border="1"> <thead> <tr> <th>Construction Stage</th> <th>Total Student population</th> <th>Total Staff numbers</th> <th>Total Number of on-site car spaces</th> <th>Total on-site drop-off / pick-up spaces</th> <th>Total off-site drop-off / pick-up spaces</th> <th>Total on-site bicycle spaces</th> </tr> </thead> <tbody> <tr> <td>Stage 1</td> <td>300</td> <td>24</td> <td>62</td> <td>17</td> <td>0</td> <td>20</td> </tr> <tr> <td>Stage 2</td> <td>500</td> <td>39</td> <td>62</td> <td>17</td> <td>0</td> <td>36</td> </tr> <tr> <td>Stage 3</td> <td>500</td> <td>43</td> <td>62</td> <td>17</td> <td>0</td> <td>36</td> </tr> <tr> <td>Stage 4</td> <td>700</td> <td>58</td> <td>62</td> <td>17</td> <td>0</td> <td>46</td> </tr> <tr> <td>Stage 5</td> <td>1000</td> <td>83</td> <td>94</td> <td>17</td> <td>15</td> <td>46</td> </tr> <tr> <td>Stage 6</td> <td>1000</td> <td>85</td> <td>94</td> <td>17</td> <td>15</td> <td>62</td> </tr> </tbody> </table>	Construction Stage	Total Student population	Total Staff numbers	Total Number of on-site car spaces	Total on-site drop-off / pick-up spaces	Total off-site drop-off / pick-up spaces	Total on-site bicycle spaces	Stage 1	300	24	62	17	0	20	Stage 2	500	39	62	17	0	36	Stage 3	500	43	62	17	0	36	Stage 4	700	58	62	17	0	46	Stage 5	1000	83	94	17	15	46	Stage 6	1000	85	94	17	15	62	<p>Record sighted:</p> <ul style="list-style-type: none"> - Gran Associates (19/2/2025) Architectural Design Statement - Construction Certificate, which includes item B9. The letter provides submission to PCA on items B9, C9, C41. - Formiga1 Form 3 - Construction Certificate Number - S240708-CC (14 March 2025). CC lists drawings A-010, A-101, A-102, which include details of the carpark. These include carpark, end of trip facilities, bicycle facilities. - Email from Formiga 1 (dated 20/1/2025) confirming item B9 is satisfied. 			
Construction Stage	Total Student population	Total Staff numbers	Total Number of on-site car spaces	Total on-site drop-off / pick-up spaces	Total off-site drop-off / pick-up spaces	Total on-site bicycle spaces																																																			
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G43	SSD-9227-Mod-4	B10	Drainage in basement car parks	<p>Prior to the issue of a construction certificate for the basement car park, detailed design plans for stormwater drainage within the basement car parking areas must be provided to the satisfaction of the Certifier to demonstrate that:</p> <p>(a) the pump out system is designed in accordance with AS3500.3.2-1998;</p> <p>(b) the pump-out system discharges into the on-site detention tank; and</p> <p>(c) the additional stormwater flows from this system includes additional water quality treatment measures to achieve the stormwater targets provided in Council's Engineering Design Specifications.</p>	This item is not triggered as there is no basement carpark within Stage 2.				
G44	SSD-9227-Mod-4	B11	Operational Noise – Design of Mechanical Plant and Equipment	<p>Prior to the issue of any construction certificate (not including demolition) for each relevant construction stage, the Applicant must submit detailed design plans to the satisfaction of the Certifier to demonstrate that the noise mitigation recommendations in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics have been incorporated.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Acoustic Logic (30/9/2024) Amity College, Leppington Campus - Stage 2 - CC Acoustic Compliance Certificate, which provides items to address B11, B12, B13. - Formiga1 email dated 13/2/2025 confirming that the outstanding information for B11, B12 and B13 have been received. 				
G45	SSD-9227-Mod-4	B12	Operational Noise – Design of Mechanical Plant and Equipment	<p>Additional supporting documents must be provided to the Certifier to demonstrate that the operation of the mechanical plant and equipment will not exceed the recommended operational noise levels and mitigation measures identified in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Acoustic Logic (30/9/2024) Amity College, Leppington Campus - Stage 2 - CC Acoustic Compliance Certificate, which provides items to address B11, B12, B13. - Formiga1 email dated 13/2/2025 confirming that the outstanding information for B11, B12 and B13 have been received. 				
G46	SSD-9227-Mod-4	B13	Operational Noise – Design of Multi-Purpose Halls	<p>Prior to the issue of any construction certificate for either of the primary or secondary school halls, the Applicant must demonstrate to satisfaction of the Certifier that the mitigation measures and recommended acoustic treatments specified in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics have been included in the detailed design of the proposed multi-purpose halls.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Acoustic Logic (30/9/2024) Amity College, Leppington Campus - Stage 2 - CC Acoustic Compliance Certificate, which provides items to address B11, B12, B13. - Formiga1 email dated 13/2/2025 confirming that the outstanding information for B11, B12 and B13 have been received. 				

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G47	SSD-9227-Mod-4	B14	Hydraulic Modelling	<p>Prior to the issue of any construction certificate for construction Stage 1, hydraulic modelling (not detailed designs) for the entire development must be prepared in accordance with Council's requirements by a suitably qualified hydraulic engineer in consultation with Council. The hydraulic modelling must be submitted to the satisfaction of the Certifier, demonstrating that:</p> <p>(a) the relevant properties in the upstream catchment area are accommodated by the site;</p> <p>(b) the cumulative stormwater discharge impacts on the Site from adjacent works approved by development applications at 35 Ingleburn Road, 47 Ingleburn Road, 56 Byron Road have been considered;</p> <p>(c) that no internal and external adverse flooding impacts are created by the development;</p> <p>(d) that the development is aligned with the area's development control plan, the area's water cycle master plan, major road upgrade projects and regional stormwater management projects;</p> <p>(e) that peak levels of and discharging flows to the Scalabrini Creek drainage reserves are considered;</p> <p>(f) the hydrological analysis for the site catchments and flow route modelling through the on-site detention tanks are included to confirm the size of the on-site detention tank that would be needed to ensure that the 20% and 1% annual exceedance probability (AEP) peak discharges from the site post-development would not exceed the pre-development discharge;</p> <p>(g) the design utilises the most up-to-date modelling possessed by Council for Upper South Creek; and</p> <p>(h) compliance with Council's Engineering Design Specifications are achieved including the DRAINS model which must indicate the following:</p> <p>(i) full drainage system accommodation for 20% AEP events and full conveyance of 1% AEP event overland flows within the road reserve (<200mm depth);</p> <p>(ii) 50% blocked pits for 1% AEP events;</p> <p>(iii) Post-development upstream catchments without temporary on-site detention; and</p> <p>(iv) minimum 1% pipe grade.</p>	<p>This Condition for Stage 1 construction, hence it is considered not triggered for the current Stage of Construction.</p>				
G48	SSD-9227-Mod-4	B15	Floor levels for structure on the site	<p>Prior to the issue of a construction certificate for each relevant construction stage, the design plans must demonstrate that all structures within the site (above ground level) and internal roads are at or above the post development flood planning level (not the existing flood planning level).</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Outline Planning Consultants Pty. Limited (August 2019) EIS states that the school does not lie within a floodplain and no permanent water bodies or watercourses traverse the Project Site. It lies more than 40 metres from the top of a riverbank. - Martens (15 February 2023) Engineering Certification of Construction Certificate (Civil Works Plan): Proposed Amity College School Campus at 85 Byron Road & 63 Ingleburn Road, Leppington, NSW. Letter states that site is unaffected by flooding and outside the existing flood planning level conditions, flood planning level by council no longer applies to the site. - Martens (27 August 2021) Engineering Certification of Construction Certificate (Civil Works Plan) for SSD Conditions B3, B8, B9, B10, B15, B16, C13, and C17. 				

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G49	SSD-9227-Mod-4	B16	Stormwater catchment plans	Prior to the issue of a construction certificate for drainage works for each relevant construction stage, the Applicant must prepare and submit stormwater catchment plans to the satisfaction of Council to ensure that the site accommodates the appropriate upstream catchments in accordance with the area's Leppington Precinct water cycle masterplan (Parsons Brinckerhoff, 2014), major road upgrade projects and regional stormwater management.	Record sighted: - Martens drawings for Subdivision Works Certificate, Drawing E-100 (stamped by Camden Council).				
G50	SSD-9227-Mod-4	B17	Trade waste	Prior to the issue of the construction certificate for the relevant stage, a written response from the Commercial Trade Waste section Sydney Water detailing its requirements must be provided to the Certifier. These requirements must be incorporated into the construction certificate plans to the satisfaction of the Certifier.	Record sighted: - Email from Sydney Water re Grade Waste (dated 10/2/2025) providing requirements of trade waste. - Email from Formiga1 (dated 13/2/2025) stating that item B17 has been satisfied.				
G51	SSD-9227-Mod-4	B18	Location of sprinkler	Construction Certificate plans for the relevant construction stage must demonstrate that the sprinkler and the hydrant pump room is separated from the location of the substation to allow for access to the pump room in the event of a fire at the substation.	Record sighted: - Email from Formiga1 (dated 13/2/2025) stating that item B18 was completed under Stage1.	This item is considered non-triggered for Stage 2.			
G52	SSD-9227-Mod-4	B19	Waste bin storage area	Construction certificate plans for the waste bin storage area must demonstrate that the area is increased to 4.5m3 to accommodate any fluctuations in waste generation.	Record sighted: - Email from Formiga1 (dated 13/2/2025) stating that item B18 was completed under Stage1.	This item is considered non-triggered for Stage 2.			
PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION									
G53	SSD-9227-Mod-4	C1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of intended commencement of construction of each stage of the development and operation at least 48 hours before those dates.	Notification sighted indicated that notification was provided months prior to the actual commencement of construction for stage 2 (20 March 2025 as advised by Gran Associates).				
G54	SSD-9227-Mod-4	C2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the intended date of commencement and the development to be carried out in that stage.	Notification sighted indicated that notification was provided months prior to the actual commencement of construction for stage 2 (20 March 2025 as advised by Gran Associates).				
G55	SSD-9227-Mod-4	C3	Certified Drawings	Prior to the commencement of construction for each relevant construction stage, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Record sighted: - Formiga1 Form 3 - Construction Certificate Number - S240708-CC (14 March 2025), which lists Structural Drawings. - Northrop Amity College Leppington - Stage 2, Structural Documentation (1/3/2025), with stamp by Formiga1.				
G56	SSD-9227-Mod-4	C4	Protection of Public Infrastructure	Prior to the commencement of construction for each relevant construction stage, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Record: - Camden Council Owner's Consent Form signed 5/12/2024. - Martens (February 2025) Stage 2 Pre-Construction Dilapidation Assessment 63 Ingleburn Road & 85 Byron Road, Leppington, NSW. - Email from Martens to Council (5/2/2025) on submission of Dilapidation Report. - Post Approval form on submission of Dilapidation Report. - Email from Formiga1 (11/3/2025) confirming that item C5 will be closed out following sending dilapidation report to Council.				
G57	SSD-9227-Mod-4	C5	Pre-Construction Dilapidation Report	Prior to the commencement of construction for each relevant construction stage, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	See Item G57.				

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G58	SSD-9227-Mod-4	C6	Unexpected Contamination Procedure	Prior to the commencement of construction for each relevant construction stage, the Applicant must implement the unexpected contamination finds protocols provided at Section 10 of the Remediation Action Plan titled 'Remediation Action Plan – Proposed New Amity College Campus, Lot 1 DP 525996 No 85 Byron Road and Lot 2 DP 525996 No 63 Ingleburn Road Leppington NSW', dated 30/5/2019 prepared by GeoEnviro Consultancy to ensure that potentially contaminated material is appropriately managed. The protocols must form part of the of the Construction Environmental Management Plan (CEMP) in accordance with condition C18 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - Unexpected Find Protocol (UFP) is provided in Reitsma Constructions (February 2025) Amity CEMP Section 7. The RAP UFP is also referred in CEMP Section 7 (UFP). - ENRS (24/7/2025) Asbestos Clearance Certificate, showing asbestos removal work on 22/7/2025. - ENRS (27/8/2025) Asbestos Clearance Certificate, showing asbestos removal work on 26/8/2025.</p> <p>It is noted that the validation works are evaluated by the contaminated land auditor. Site audit report/statement is about to be issued.</p>				
G59	SSD-9227-Mod-4	C7	Community Communication Strategy	<p>No later than two weeks before the commencement of any construction works on site, 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 of each relevant stage.</p> <p>The Community Communication Strategy must:</p> <p>(a) be updated to include the revised scope of works prior to the commencement of works of each subsequent stage of the development and include additional communication strategies, where relevant; (b) identify people to be consulted during the design and construction phases; (c) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (d) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (e) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; (f) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	<p>Record sighted: - Amity College (February 2025) Community Communication Strategy: Stage 2 (a) Document includes the current stage. (b) Provided in Section 4 (c, d) Provided in Section 5 (e) Provided in Section 7 & 8 (f) Provided in Section 2.3</p> <p>- NSW Post Approval Form (undated) for Condition C7. Document titled Community Communication Strategy. Document was provided to Geosyntec on 20 February 2025 and the construction commenced on 20 March 2025 as advised by Gran Associates.</p>				
G60	SSD-9227-Mod-4	C8	Demolition	Prior to the commencement of works, 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 Planning Secretary.	This Condition is considered not triggered as Stage 2 does not involve demolition.				
G61	SSD-9227-Mod-4	C9	Outdoor Lighting	Prior to the issue to the commencement of construction for the relevant construction stages, 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.	<p>Record sighted: - Email from Formiga 1 (dated 20/1/2025) confirming item C9 is satisfied.</p>				

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G62	SSD-9227-Mod-4	C10	Outdoor Lighting	Prior to the commencement of works, the Applicant must submit a plan detailing the locations of V5 outdoor lighting along the site's Byron Road frontage to Council and the Planning Secretary.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - JHA (18/2/2025) Certificate of Design Compliance ASP3 Street Lighting Design. - JHA Drawings (18/2/2025) Connection Of Load Work in Progress. - JHA Drawings E9000 (18/2/2025) for Street Lighting. - Email to Council (18/2/2025) RE: Public Domain Street Lighting Category - Amity College - 81 Byron Road, Leppington NSW 2179 [Filed 18 Feb 2025 10:15].</p> <p>Interview: - Gran Associates (AR) stated that all street lighting is for road 2. There is no outdoor lighting within Stage 2 along Byron Road frontage as this was conducted by Council.</p>				
G63	SSD-9227-Mod-4	C11	External Walls and Cladding	Prior to the commencement of works for the relevant construction stage, 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 Building Code of Australia (BCA). The Applicant must provide a copy of the documentation given to the Certifier and to the Planning Secretary within seven days after the Certifier accepts it.	<p>Record sighted: - Gran Associates Schedule 3 - Exterior Materials and Colours Schedule. - Post Approval form for item C11, attaching the Schedule 3 - Exterior Materials and Colours Schedule. - Post Approval form for item C11, attaching the Performance Solution Report Weatherproofing. - Email from DPHI (18/2/2025) confirming receipt on Exterior Materials and Colours Schedule. - Email from Formiga1 (20/2/2025) confirming Conditions C11 is closed out. - Formiga1 Form 3 - Construction Certificate Number - S240708-CC (14 March 2025), which includes External Walls.</p>				
G64	SSD-9227-Mod-4	C12	Ecologically Sustainable Development (ESD)	<p>Prior to the commencement of works for the relevant construction stage, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Record sighted: - Green Building Council Australia Registration (17/2/2025).</p>				

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G65	SSD-9227-Mod-4	C13	Stormwater Management System	<p>Prior to the commencement of works for each relevant construction stage (not including demolition works) the Applicant must design an operational stormwater management system for the development in accordance with Council's requirements, in consultation with Council, and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s) incorporating the results of hydraulic modelling and the size of the on-site detention tank in accordance with Council's requirements;</p> <p>(b) be generally in accordance with the conceptual design in the EIS as listed in the following plans:</p> <table border="1"> <thead> <tr> <th colspan="4">Civil Works Plans prepared by Martens & Associates Pty Ltd</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>PS10-E100</td> <td>B</td> <td>Drainage (Ultimate Development)</td> <td>24/10/23</td> </tr> <tr> <td>PS10-E101</td> <td>B</td> <td>Drainage Plan (Stage 1)</td> <td>24/10/23</td> </tr> <tr> <td>PS01-E110</td> <td>B</td> <td>Basement Floor Plan (Ultimate Development)</td> <td>24/4/20</td> </tr> <tr> <td>PS08-E200</td> <td>A</td> <td>OSD and Drainage Details</td> <td>6/5/21</td> </tr> <tr> <td>PS08-E201</td> <td>A</td> <td>Table Drain & Kerb Flow Calculation</td> <td>6/5/21</td> </tr> <tr> <td>PS08-E300</td> <td>A</td> <td>Drainage Longitudinal Sections (Sheet 1)</td> <td>6/5/21</td> </tr> <tr> <td>PS08-E301</td> <td>A</td> <td>Drainage Longitudinal Sections (Sheet 2)</td> <td>6/5/21</td> </tr> <tr> <td>PS08-E302</td> <td>A</td> <td>Drainage Longitudinal Sections (Sheet 3)</td> <td>6/5/21</td> </tr> <tr> <td>PS08-E303</td> <td>A</td> <td>Drainage Longitudinal Sections (Sheet 4)</td> <td>6/5/21</td> </tr> <tr> <td>PS08-E310</td> <td>A</td> <td>Drainage Longitudinal Sections (Sheet 6) & Pit Schedule</td> <td>6/5/21</td> </tr> </tbody> </table> <p>(c) be in accordance with applicable Australian Standards and Council's requirements including (but not limited to) Council's Engineering Design Specifications;</p> <p>(d) accommodate the post-development catchment in accordance with the indicative layout plan for the Leppington precinct;</p> <p>(e) ensure that the headwall at the discharge point is wholly located within the site and the set back from the boundary interface with No. 69 Ingleburn Road;</p> <p>(f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2019) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</p> <p>(g) divert existing clean surface water around operational areas of the site;</p> <p>(h) ensure that all post-development flows from the site do not exceed pre-development flows;</p> <p>(i) demonstrate that the overland flows within the site exceeding the 20% AEP and up to 1% AEP can be conveyed into the on-site detention tank/s within the site or be captured using other methods within the site to ensure that the post-development peak stormwater discharges in these conditions do not exceed the pre-development flows;</p> <p>(j) include details of all on-site retention/detention and water quality treatment systems supported by a MUSIC model utilising Council's Music Link parameters when modelling the water quality aspect of the stormwater management system;</p> <p>(k) provide sag pits with a minimum 2.4m lintels and on-grade pits with lintels of a minimum of 1.8m;</p> <p>(l) include details of the drainage within the future lot 2 on the northern side;</p> <p>(m) demonstrate that the 1% AEP level flows, from the post development external (in accordance with the indicative layout plan and water cycle management strategy) and internal catchment, can discharge into the drainage reserve.</p>	Civil Works Plans prepared by Martens & Associates Pty Ltd				Dwg No.	Rev	Name of Plan	Date	PS10-E100	B	Drainage (Ultimate Development)	24/10/23	PS10-E101	B	Drainage Plan (Stage 1)	24/10/23	PS01-E110	B	Basement Floor Plan (Ultimate Development)	24/4/20	PS08-E200	A	OSD and Drainage Details	6/5/21	PS08-E201	A	Table Drain & Kerb Flow Calculation	6/5/21	PS08-E300	A	Drainage Longitudinal Sections (Sheet 1)	6/5/21	PS08-E301	A	Drainage Longitudinal Sections (Sheet 2)	6/5/21	PS08-E302	A	Drainage Longitudinal Sections (Sheet 3)	6/5/21	PS08-E303	A	Drainage Longitudinal Sections (Sheet 4)	6/5/21	PS08-E310	A	Drainage Longitudinal Sections (Sheet 6) & Pit Schedule	6/5/21	<p>Record sighted:</p> <ul style="list-style-type: none"> - Email from Gran Associates to Formiga1 stating that this item is satisfied through SWC. - Camden Council Subdivision Works Certificate No. 2024/400/1, which refers to drainage plans. - Martens Drawings for Drainage Plan (drawing PS12-E100) stamped by Camden Council. - Formiga1 email (10/3/2025) responding to Gran Associates (4/3/2025). No comment was made by Formiga1 on item C13. - Martens Drawings for Drainage Plan (drawing PS13-E100) stamped by Certifier (14/3/2025). - Martens (20/2/2025) SSD-9227-Mod-4 Civil Engineering Compliance Certificate: Subdivision Works Certificate at 81 Byron Road & 61 Ingleburn road, Leppington, NSW. - Martens (18/10/2024) Engineering Design Certification Amity College Stage 2 - 85 Byron Road & 63 Ingleburn Road, Leppington, NSW 			
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G66	SSD-9227-Mod-4	C14	Stormwater works within Road 1	The design plans for the stormwater management system of the relevant construction stage, where stormwater is proposed to be connected to Road 1, the design plans must be prepared in accordance with Council's requirements and demonstrate that the existing drainage system within Road 1 (Pluto Road) has sufficient capacity to accommodate the proposed post- development stormwater run-off from the site.	Road 1 work was part of Stage 1 development, hence this item is considered not triggered in this audit.																																																			

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G67	SSD-9227-Mod-4	C15	Stormwater works within Road1	The design plans required in condition C14, must be submitted to Council and be approved prior to the commencement of the relevant stormwater works. Evidence of Council approval must be provided to the Certifier prior to the commencement of the stormwater works that drain to Road 1.	Road 1 work was part of Stage 1 development, hence this item is considered not triggered in this audit.				
G68	SSD-9227-Mod-4	C16	Stormwater works within Road 1	If the post-development runoff from the site cannot be accommodated by the existing drainage system in Road 1, a new drainage line must be designed along the northern side within the road reserve of Road 1, to cater for the development catchment area. Evidence of submission of the design plans for new drainage line within Road 1 (if any) and Council approval of this drainage system must be submitted to the Certifier for information prior to the commencement of the stormwater works that drain to Road 1.	Road 1 work was part of Stage 1 development, hence this item is considered not triggered in this audit.				
G69	SSD-9227-Mod-4	C17	Stormwater system for Stage 1	The design of the stormwater management system (including any temporary on-site detention systems, if relevant), must demonstrate that the stormwater runoff from the site, post- development of construction Stage 1, does not exceed the existing (pre-development) stormwater discharge from the site on to the downstream property at No. 69 Ingleburn Road.	This Condition is considered not triggered for Stage 2 Audit.				
G70	SSD-9227-Mod-4	C18	Stormwater system for Road 2	The design plans for the stormwater management system for Road 2, must be prepared in accordance with Council's requirements including the Leppington Precinct Water Cycle Management Strategy and demonstrate that it has the capacity to convey flows from Byron Road and upstream future development. The design plans must be supported by hydrological and hydraulic calculations confirming the pipe sizes and a catchment plan prepared indicating the areas allowed for in the design of this drainage system.	Record sighted: - Martens drawing PS12-E100 (6/2/2025) Drainage Design stamped by Camden Council. - Martens drawings PS12-E600 (6/2/2025) Drains Catchment Layout Details & Results. - Martens drawings PS12-E700 (6/2/2025) Music Catchment Plan Layout Details & Results.				
G71	SSD-9227-Mod-4	C19	Stormwater system for Road 2	The design plans required in condition C18, must be submitted to Council and be approved prior to the commencement of the relevant stormwater works for Road 2. Evidence of Council approval must be provided to the Certifier prior to the commencement of the stormwater works that drain to Road 2.	Record sighted: - Martens drawing PS12-E100 (6/2/2025) Drainage Design stamped by Camden Council. - Martens drawings PS12-E600 (6/2/2025) Drains Catchment Layout Details & Results. - Martens drawings PS12-E700 (6/2/2025) Music Catchment Plan Layout Details & Results. - Formiga1 email (10/3/2025) responding to Gran Associates (4/3/2025). No comment was made by Formiga1 on item C19.				
G72	SSD-9227-Mod-4	C20	Rainwater Harvesting	Within three months of the issue of any construction certificate (not including demolition) for each relevant construction stage, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by a suitably qualified hydraulic engineer and a copy of the plans submitted to the satisfaction of the Certifier.	Interview: - Gran Associates (AR) stated that rainwater reuse and harvesting system was built as part of Stage 1.				

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G73	SSD-9227-Mod-4	C21	Environmental Management Plan Requirements	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development; and</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint; and</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Reitsma Constructions (May 2025) Amity CEMP which includes: - Reitsma (4 October 2024) Project Management Plan - iGroup Services (15 May 2025) Construction Traffic Management Plan. - Amity College (February 2025) Community Communication Strategy Stage 2 works - Gran Associates (25 May 2025) Construction Waste Management Plan - Day Design (30 May 2025) Construction Noise Assessment and Management Plan. 				

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G74	SSD-9227-Mod-4	C22	Construction Environmental Management Plan	<p>Prior to the commencement of construction for each relevant construction stage, the Applicant must submit a CEMP to the satisfaction of Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C24);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition C25);</p> <p>(d) Construction Waste Management Sub-Plan (see condition C26);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition C27);</p> <p>(f) Include the unexpected finds protocols for contamination and associated communications procedure provided in the EIS;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(h) 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>	<p>Record sighted: - Reitsma Constructions (May 2025) Amity CEMP (i) Provided in CEMP Section 2.2 (ii) Provided in CEMP Section 1.5 (iii) Provided in CEMP Section 3.1 and 3.8 (iv) Provided in CEMP Section 3.2 (v) Provided in CEMP Section 3.1 and 3.2 (vi) Provided in CEMP Section 3.7 (vii) Provided in CEMP Section 1.8 and Amity College (February 2025) Community Communication Strategy Stage 2 works</p> <p>Record sighted: - iGroup Services (15 May 2005) Construction Traffic Management Plan.</p> <p>Record sighted: - Reitsma Constructions (May 2025) Amity CEMP Section 3.1 - Day Design (30 May 2025) Construction Noise Assessment and Management Plan</p> <p>Record Sighted: - Gran Associates (25 May 2025) Construction Waste Management Plan</p> <p>Record sighted: - Reitsma Constructions (May 2025) Amity CEMP Section 3.2</p> <p>Record sighted: - Unexpected Find Protocol (UFP) is provided in Amity CEMP (February 2025) Section 7. The RAP UFP is also referred to in CEMP Section 7.</p> <p>Record sighted: - Unexpected Find Protocol (UFP) is provided in Amity CEMP (May 2025) Section 7. The RAP UFP is also referred to in CEMP Section 7.</p> <p>Record sighted: - Reitsma Constructions (May 2025) Amity CEMP Section 2.7, 3.4, and 5.2.</p>				

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G75	SSD-9227-Mod-4	C23	Construction Environmental Management Plan	The Applicant must not commence construction until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	<p>Record sighted:</p> <ul style="list-style-type: none"> - NSW Post Approval form (undated) for Condition C23 was provided to Geosyntec on 20 February 2025 with a note stating that the construction commencement was delayed from the original estimated date of 21 February 2025. - Gran Associates email (14 March 2025) states that CC was granted on 14 March 2025. However, construction commenced on 20 March 2025. - Email from Formiga1 the Certifier (20/2/2025) confirming Conditions C23 (RE: CEMP approval by certifier) is closed out. - NSW Planning (DPHI) letter (8 April 2025) Amity College (SSD-9227) Construction Environmental Management Plan and Sub-plans for Stage 2, Condition C22. <p>Planning note the CEMP package:</p> <ul style="list-style-type: none"> - has been reviewed by the Applicant, and no issues have been raised to the Department; - has been prepared in consultation with Council, where relevant; and includes the following: <ul style="list-style-type: none"> - Construction Management Plan, dated February 2025, prepared by Reitsma Constructions; - Construction Traffic Management Plan, dated 21 January 2025, prepared by iGroup Services Pty Ltd; - Construction Noise and Vibration Management Plan, Revision 1 dated 28 February 2025, prepared by Reitsma Constructions; - Construction Waste Management Plan, dated 3 March 2025; and - Construction Soil and Water Management Sub-plan, dated 28 February 2025. 	<p>Previously:</p> <p>It is noted that the NSW Planning provided receipt on 8 April 2025 but the date of submission to Planning could not be confirmed. This item is considered compliant because there has not been any objection from Planning on the CEMPs and sub-plans.</p>			
G76	SSD-9227-Mod-4	C24	Construction Environmental Management Plan	<p>A 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> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council;</p> <p>(c) 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;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements; and</p> <p>(e) provide an avenue for updates and reviews of the CTPMSP to address changes to construction and pedestrian management as future stages are built.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - iGroup Services (15 May 2005) Construction Traffic Management Plan. <p>(a) Document was prepared by Jacob Sentence with SafeWork NSW Traffic Control Work license No. TCT1012840. License is current when checked on 4 March 2025.</p> <p>(b) Reitsma (14 March 2025) email to Council. Email states that it was a follow up to the original consultation initiated on 5 March 2025. Camden Council (27 March 2025) email to Reitsma stating that "Council can confirm they satisfy the relevant Prior to Commencement of Works conditions."</p> <p>(c) Provided in Construction Traffic Management Plan Section 14, 15, and 17.</p> <p>(d) Provided in Construction Traffic Management Plan Section 14, 15, and 26.</p> <p>(e) Provided in page 30 of 31.</p>				

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G77	SSD-9227-Mod-4	C25	Construction Environmental Management Plan	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) incorporate the recommendations made in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics in relation to construction noise impacts;</p> <p>(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(d) describe the procedures and mitigation measures that would be implemented to manage residential properties that would be highly noise affected during construction activities;</p> <p>(e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(f) include details of implementation of reasonable and feasible measures including but not limited to those contained in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics to mitigate construction noise impacts on students and nearby residential properties, in the circumstances where construction activities are predicted to exceed the highly noise affected noise level of 75dB(A);</p> <p>(g) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(h) describe the community consultation undertaken to develop the strategies in condition C25(g);</p> <p>(i) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(j) 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 C21(d), (e) and (f).</p>	<p>Record sighted:</p> <p>- Day Design (30 May 2025) Construction Noise Assessment and Management Plan. Plan was prepared by William Wang, BE(Mechatronics), MIEAust, MAAS. Senior Acoustical Engineer</p> <p>Section 4, 5, and 6 address Condition C25.</p> <p>It is noted from Reitsma's email that SSD Condition C25 (h) was addressed by letter drop to neighbours. A copy of the letter was provided and made available in the project website. Reitsma added that there has been no response received from neighbours.</p>				

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G78	SSD-9227-Mod-4	C26	Construction Environmental Management Plan	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) Detail the quantities of each waste type generated during construction and the proposed reuse, recycling, and disposal locations; and</p> <p>(b) Removal of hazardous materials, particularly the method of containment and control of emission of fibers to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards, and guidelines, prior to the commencement of construction.</p>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - Gran Associates (25 May 2025) Construction Waste Management Plan (a) Provided in Table 4 and Section 4. (b) Provided in Section 4.1 that refers to RAP/UFP.</p>				
G79	SSD-9227-Mod-4	C27	Construction Environmental Management Plan	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) Be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) Describe all erosion and sediment controls to be implemented during construction, consistent with the approved erosion and sediment control plans in condition A2;</p> <p>(c) Provide a plan of how all construction works will be managed in wet-weather events (i.e., storage of equipment, stabilization of the site);</p> <p>(d) Detail all off-site flows from the site; and</p> <p>(e) Describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year Average Recurrence Interval (ARI).</p>	<p>Record sighted: (a) Reitsma (14 March 2025) email to Council. Email states that it was a follow up to the original consultation initiated on 5 March 2025. Camden Council (27 March 2025) email to Reitsma stating that "Council can confirm they satisfy the relevant Prior to Commencement of Works conditions." (b) - Amity College Leppington Stage 2 Construction Soil and Water Management Plan (28 April 2025). Section 5 - Reitsma Constructions (May 2025) Amity CEMP Section 3.2 Sediment & Erosion Control Measures (c) Amity College Leppington Stage 2 Construction Soil and Water Management Plan (28 April 2025). Section 5 (d) Not applicable, because the stormwater design indicates that all onsite flows will flow into the OSD. Record sighted: - Martens (27/2/2025) Drawing PS14-E100 shows design of stormwater that shows that all onsite flows will flow into the OSD. (e) Outline Planning Consultants Pty. Limited (August 2019) EIS states that the school does not lie within a floodplain and no permanent water bodies or watercourses traverse the Project Site. It lies more than 40 metres from the top of a riverbank. - Martens (15 February 2023) Engineering Certification of Construction Certificate (Civil Works Plan): Proposed Amity College School Campus at 85 Byron Road & 63 Ingleburn Road, Leppington, NSW. Letter states that site is unaffected by flooding and outside the existing flood planning level conditions, flood planning level by council is no longer apply to the site.</p>				

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G80	SSD-9227-Mod-4	C28	Construction Environmental Management Plan	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) Minimize the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) Minimize conflicts with other road users;</p> <p>(c) Minimize road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - Driver Code of Conduct (10 February 2025) - Reitsma general blanket letter (10 February 2025) states that Reitsma will provide all subcontractors and suppliers with a copy of the Driver Code of Conduct as part of initial engagement as well as a copy of the Traffic Management Plan. - Traffic Management Plan Section 14, 15, 17, and 18 address the impact minimisation on local and regional road network, vehicle condition of entry, and operator license and behaviour requirement. Section 18 also states that (vehicle) Operators must be inducted to site. (a) Traffic Management Plan Section 15 and 17 address this requirement</p> <p>Interview: - Reitsma (PB) stated that each contractor receives Driver Code of Conduct in their contract. - Site Specific Induction Script, which includes reference to Driver Code of Conduct.</p>				
G81	SSD-9227-Mod-4	C29	Soil and Water	<p>Prior to the commencement of construction for each relevant construction stage, the Applicant must:</p> <p>(a) Install erosion and sediment controls on the site to manage wet weather events in accordance with the plans listed in condition A2, the CSWMSP in condition C27 and the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(b) Divert existing clean surface water around operational areas of the site; and</p> <p>(c) Direct all sediment-laden water into overland flow away from surrounding properties.</p>	<p>Observation: - Sand bags were placed at the stormwater inlet on the road. - Sediment fences were observed along the fences on the low grounds and around stormwater inlet on site. - 2 swales were on site. One direct the stormwater from the west side of the site to the OSD. Another direct the stormwater from the east side of the proposed road to the pit equipped with filter.</p> <p>Record sighted: - Reitsma Form S07 Weekly Site Inspection (24 September 2025) indicates that presence of sediment is checked as part of silt protection. Reitsma (MF) stated that if required the sediment built up at sediment fences will be cleared. - No complaints in the complaint register. - Drawing No PS14-E100 Rev B for diversion swale. Diversion swale has been constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a 5 m easement next to the neighbouring property) leading to Ingleburn Road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction.</p>				
G82	SSD-9227-Mod-4	C30	Construction and Demolition Waste Management	<p>Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.</p>	<p>Record sighted: - Email from Reitsma to TfNSW (14 August 2025) on the truck route for waste removal.</p>				

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G83	SSD-9227-Mod-4	C31	Construction Parking	Prior to the commencement of construction of a relevant construction stage, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that heavy construction vehicles or site personnel vehicles associated with the development do not park on public and residential streets or utilize nearby public parking facilities.	Record sighted: - iGroup Services (undated) Construction Traffic Management Plan Section 15.1 states that there will be internal site parking spaces for workers, (workers and deliveries are not permitted to block access to residential or Business properties). Observation: - Sufficient parking was observed onsite.				
G84	SSD-9227-Mod-4	C32	Nest Boxes	Prior to the commencement of construction for Stage 1, evidence demonstrating that individual tree hollows removed from the site have been replaced at a minimum 1:1 ratio with nest boxes must be submitted to and approved by the Planning Secretary.	This Condition is considered not triggered for Stage 2 Construction Audit.				
G85	SSD-9227-Mod-4	C33	Infrastructure Upgrades	Prior to the commencement of construction of a relevant construction stage, the Applicant must obtain necessary approvals from Sydney Water to upgrade the water and sewer mains to cater for the development including: (a) Approval to construct a 150mm diameter water main along the full frontage of Byron Road; and (b) Approval to construct a wastewater main extension to service the development and connect the site to the future Bringelly Road Carrier Section 2.	Interview: - Gran Associates (AR) stated that this item was part of Stage 1 and is not applicable for Stage 2.				
G86	SSD-9227-Mod-4	C34	Infrastructure Upgrades	Written confirmation of completion of the required extension of Sydney Water's sewer main servicing the development must be submitted to the Certifier prior to the issue of a construction certificate.	Interview: - Gran Associates (AR) stated that this item was part of Stage 1 and is not applicable for Stage 2.				
G87	SSD-9227-Mod-4	C35	Infrastructure Upgrades	Prior to the commencement of construction of the relevant construction stage, the Applicant must submit evidence to the satisfaction of the Certifier that arrangements for energy connections from Endeavour Energy are in place.	Interview: - Gran Associates (AR) stated that this item was part of Stage 1 and is not applicable for Stage 2.				
G88	SSD-9227-Mod-4	C36	Bond for Road 2	Prior to the commencement of construction of Road 2 in construction Stage 2, a bond must be paid to Council to decommission the temporary cul-de-sac turning head at the western end of Road 22 and reconstruct it to its ultimate condition when the adjoining property at No. 69 Ingleburn Road is developed and the turning head is no longer required.	Record sighted: - Gran Associates (28/1/2025) Tax Invoice. - Camden Council receipts.				
G89	SSD-9227-Mod-4	C37	Bond for Road 2	The method of paying the bond money and the associated terms and conditions are to be negotiated between Council and the Applicant through legally binding documents or deeds.	Record sighted: - Gran Associates (28/1/2025) Tax Invoice. - Camden Council receipts.				
G90	SSD-9227-Mod-4	C38	Site Contamination	Prior to the commencement of construction works for construction Stage 1, remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan – Proposed New Amity College Campus Lot 1 DP 525996 No 85 Byron Road and Lot 2 DP 525996 No 63 Ingleburn Road, Leppington NSW", prepared by GeoEnviro Consultancy Pty Ltd, dated 30/5/2019.	This Condition is considered not triggered for Stage 2 Construction Audit, noting that the unexpected finds protocol under the RAP will still be implemented.				

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G91	SSD-9227-Mod-4	C39	Site Contamination	Prior to the commencement of any works on the site, documentary evidence must be provided to the satisfaction of the Certifier that stockpiles of waste material on the site have been lawfully removed.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - ENRS (30/7/2025) Soil Report, Special Waste (Asbestos) with General Solid Waste (GSW) Chemical Properties (GSW-A). - Waste dockets (79.38t) from Cleanaway Kemps Creek (EPL 4068), which is licensed to receive asbestos waste. - NSW EPA Waste Tracker, transporter is Viking Civil (EPL 21653, which is licensed to transport Category 1 and Category 2 waste).</p>				
G92	SSD-9227-Mod-4	C40	Operational Noise – Design of School Public Announcement and Bell System	<p>Prior to the installation of the permanent public announcement or school bell system, the Applicant must submit detailed designs of the system to Council and the Planning Secretary. The design must:</p> <p>(a) Identify speaker locations and orientations; (b) Confirm noise levels the system would be calibrated to comply with the operational noise levels specified in Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics; and (c) Confirm the system would include an RMS compressor limiter.</p>	This item has not been triggered until prior to installation of the school bell system in Stage 2.				
G93	SSD-9227-Mod-4	C41	Survey Plan and Hollow Bearing Trees/Active Nests	Prior to the commencement of works for the relevant construction stage, a survey plan to identify whether tree hollows or active nests are present, must be prepared. If tree hollows and/or active nests are present, a nest box installation and active nest relocation plan must be prepared by a suitably qualified person.	<p>All trees that are approved for removal were removed in Stage 1. This item was assessed in Stage 1 and assessed as compliant. So in this Audit, this item is considered not triggered.</p> <p>Observation: - No tree was observed in Stage 2.</p>				
G94	SSD-9227-Mod-4	C42	Food Preparation Areas	<p>Prior to the issue of the construction certificate for the relevant areas of the buildings used for food handling for sale (as defined within the Food Act 2003), the design plans must demonstrate to the satisfaction of the Certifier that design, construction, fit-out, and ongoing operation of these areas comply with all applicable legislation including (but not limited to):</p> <p>(a) the Food Act 2003; (b) the Food Regulation 2004; (c) Food Standards Australia and New Zealand – Food Standards Code 2003; (d) AS 4674-2004. Design, construction, and fit-out of food premises; and (e) AS 1668 The use of ventilation and air conditioning in buildings.</p>	<p>Interview: - Reitsma (PB) stated that there will no food handling facility in Stage 2.</p>				
PART D DURING CONSTRUCTION									
G95	SSD-9227-Mod-4	D1	Site Notice	<p>A site notice(s):</p> <p>(a) Must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer, is to satisfy the following requirements: (b) Minimum dimensions of the notice must measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) The notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaints, must be displayed on the site notice; and (e) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorized entry to the site is not permitted.</p>	<p>Observation: - Durable weatherproof notice was observed at eye level the boundaries of the site during site audit. - The approved hours of work, the name of the site/project manager, the responsible managing company and mobile numbers were observed.</p>				

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G96	SSD-9227-Mod-4	D2	Staging of Construction Works	The construction works must be undertaken in stages as proposed in the approved staging plans in condition A2 of this consent.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Observation: - The construction work observed on site was observed to be aligned with the approved Stage 2 in the staging plan.</p> <p>Record sighted: - Formiga1 (14 March 2025) Form 3 - Construction Certificate Certificate Number - S240708-CC for Stage 2 of SSD-9227-Mod-4 including the construction of a two story primary school linked to the existing building, the primary hall, outdoor learning areas, construction of the local road with connection to Byron Road, retaining walls and associated landscaping. Previous lots were Lot 1 DP 525996 and Lot 2 DP 525996, current address is 81 Byron Road Leppington NSW 2179, Lot 21 DP1300621.</p>				
G97	SSD-9227-Mod-4	D3	Operation of Plant and Equipment	All construction plant and equipment used on-site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Record sighted: - Plant Compliant checklist listed telehandler was serviced on 26/5/25. - Plant Register Form 05 indicates if plant has left site or due for service. Service is up to date.</p>				
G98	SSD-9227-Mod-4	D4	Demolition	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 C8.	This Condition is considered not triggered as Stage 2 does not involve demolition. All demolition was conducted prior to Stage 1				
G99	SSD-9227-Mod-4	D5	Construction Hours	<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 (b) Between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Record sighted: - 8 August 2025 sign in record shows that the earliest sign in was around 6.30am by Reitsma. Reitsma (MF) stated that staff usually sign in just before 7 for coffee, toolbox meeting for 7am start. No work started until 7am. The last sign out time stamp indicate that staff signed out just over 5PM. Reitsma (MF) stated that the system automatically signs staff who do not sign out, but no time stamp is shown by the system. Staff usually finished well before 5PM other than those staying at the office for office work. Sign-in record for Saturday 9 August 2025 was at 7.30am for 8 am start and system automatically sign out at 5pm, according to MF. No sign in was observed on Sunday 10 August 2025.</p> <p>Interview: - Reitsma (MF) stated that the Site does not have any plan to work on Sunday or public holiday and never did.</p>				
G100	SSD-9227-Mod-4	D6	Construction Hours	<p>Construction activities may be undertaken outside of the hours in condition D5 if required:</p> <p>(a) By the Police or a public authority for the delivery of vehicles, plant, or materials; or (b) In an emergency to avoid the loss of life, damage to property, or to prevent environmental harm; or (c) Where a variation is approved in advance in writing by the Planning Secretary or nominee if appropriate justification is provided for the works.</p>	<p>Interview: - Reitsma (MF) stated that there has not been any out of hours work. A few letters were sent to neighbours informing the potential of out of hours due to concrete pour, but there were no actual out of hours work happened.</p> <p>Record sighted: - Reitsma (6, 30 May 2025, 30 July 2025, 13 August 2025) letters to neighbours informing there was a potential that the concrete pour could go after approved hours.</p>				
G101	SSD-9227-Mod-4	D7	Construction Hours	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 afterward.	<p>Interview: - Reitsma (MF) stated that there has not been any out of hours work. A few letters were sent to neighbours informing the potential of out of hours due to concrete pour, but there were no actual out of hours work happened.</p> <p>Record sighted: - Reitsma (6, 30 May 2025, 30 July 2025, 13 August 2025) letters to neighbours informing there was a potential that the concrete pour could go after approved hours.</p>				

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G102	SSD-9227-Mod-4	D8	Construction Hours	<p>Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:</p> <p>(a) 9:00am to 12:00pm (noon), Monday to Friday;</p> <p>(b) 2:00pm to 5:00pm, Monday to Friday; and</p> <p>(c) 9:00am to 12:00pm (noon), Saturday.</p>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Interview: - Reitsma (SR and MF) stated that there has not been any rock breaking, rock hammering, sheet piling, pile driving, and similar activities</p>				
G103	SSD-9227-Mod-4	D9	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP for each relevant stage (including Sub-Plans).	<p>Interview: - Reitsma (F, PB) stated that the most recent management plans are implemented.</p>				
G104	SSD-9227-Mod-4	D10	Construction Traffic	All construction vehicles (including site personnel 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 before stopping.	<p>Record sighted: - iGroup Services (5 Feb 2025, updated on 9 May 2025) Construction Traffic Management Plan Section 15.1 states that there will be internal site parking spaces for workers (workers and deliveries are not permitted to block access to residential or business properties).</p> <p>Observation: - All construction vehicles (including site personnel vehicles) were contained wholly within the site. Available street parking was observed.</p>				
G105	SSD-9227-Mod-4	D11	Hoarding Requirements	<p>The following hoarding requirements must be complied with:</p> <p>(a) No third-party advertising is permitted to be displayed on the subject hoarding/fencing;</p> <p>(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>	<p>Observation: - Third-party advertising was not observed on the site fences during the site visit.</p>				
G106	SSD-9227-Mod-4	D12	No Obstruction of Public Way	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>Observation: - During the site audit, public way (outside of any approved construction works zone) was not obstructed.</p>				

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G107	SSD-9227-Mod-4	D13	Construction Noise Limits	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 CNVMSP in condition C25.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Observation: - There was no unacceptable noise work during the site audit. - Equipment maintenance record indicates no high noise equipment.</p> <p>Record sighted: - Boom pump (Concrete pump) Plant Compliance Checklist shows 70dB at the equipment.</p> <p>Interview: - Reitsma (PB) stated that the site equipment noise level are recorded, no unacceptable noise equipment on site. - Reitsma (MF) stated that boom pump was only on site on some days and dB level is within the limit assessed in the Noise Management Plan.</p>				
G108	SSD-9227-Mod-4	D14	Construction Noise Limits	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>Interview: - Reitsma (MF) stated that all heavy machineries are equipped with 'quackers'. This was observed on site.</p>				
G109	SSD-9227-Mod-4	D15	Vibration Criteria	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(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>	<p>Record sighted: - Plant Register Form 05 indicates that there has only been excavator, drill rig, pumps, tele handler, roller, crane, scissor lift, and posytrack (lawn mower) used on site.</p> <p>Observation: - Site plant was observed to be located at a distance greater than 30m from the building around the site.</p> <p>Considering the information provided and site observation, this condition is considered to be compliant because it is unlikely that there will be vibration generated from the equipment to the residence or structure outside the site.</p>				
G110	SSD-9227-Mod-4	D16	Vibration Criteria	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D15.	<p>Interview : - There has been no large vibratory compactor used on site, only small remote control one was used and had been removed from the site.</p> <p>Observation: The area that required compactor was noted to be approximately 30m, noting that the compactor was small.</p>				
G111	SSD-9227-Mod-4	D17	Vibration Criteria	The limits in conditions D15 and D16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C22 of this consent.	Condition noted, noting no vibration monitoring has been conducted to date and the work conducted to date does not appear to cause unacceptable vibration to surrounding properties.				

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G112	SSD-9227-Mod-4	D18	Tree protection and fauna protection	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(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> <p>(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, version 4, dated 17/7/2019 prepared by Laurance; and</p> <p>(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.</p>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted: - Approved plans in SSD website show that all trees on site were approved to be removed.</p> <p>Observation: - Street trees observed did not display notable sign that it was trimmed. - Trees on site had been removed prior to the Stage 2 construction. - Trees that are not approved to be removed are located off-site. Considering the distance from the tree to the site, there is no TPZ within Stage 2. Trees appeared unaffected by the construction on site.</p>				
G113	SSD-9227-Mod-4	D19	Tree protection and fauna protection	All hollow-bearing and active nest trees removed from the site must be inspected prior to removal. Measures must be taken to ensure that fauna inhabiting tree hollows or active nests are treated humanely and relocated before development activities commence, consistent with the National Parks and Wildlife Act 1974. A qualified ecologist or wildlife carer must be present throughout vegetation clearing activities to relocate fauna or take fauna into care where appropriate (i.e., juvenile or nocturnal fauna).	This item was assessed in Stage 1 and considered compliant. All trees that are approved to be removed were removed prior to Stage 1 development, hence there is no more tree removal after Stage 1.				
G114	SSD-9227-Mod-4	D20	Air Quality	The Applicant must take all reasonable steps to minimize dust generated during all works authorized by this consent.	<p>Observation: - No visible dust was observed during the audit, noting it was a windy day.</p> <p>Record sighted: - Reitsma Form S07 Weekly Site Inspection (24 September 2025) include the observation of dust and the suppression measures. Form sighted did not indicate dust issue.</p>				
G115	SSD-9227-Mod-4	D21	Air Quality	<p>During construction, the Applicant must ensure that:</p> <p>(a) Exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) All trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) Trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) Public roads used by these trucks are kept clean; and</p> <p>(e) Land stabilization works are carried out progressively on-site to minimize exposed surfaces.</p>	<p>Observation: - Stockpiles were observed to be damp and partly covered by geofabric and/or grass. Uncovered stockpiles were observed to be small stockpiles that were being worked on, and according to Reitsma stockpiles are sprayed to manage dust. - No dust were observed during the Audit. - Grounds were covered by grass, aggregates/rock or damp. - There were no truck or deliveries observed during the Audit. - Streets around the site were not observed to have dirt track or sediment on the road - Public road was observed to be generally clean. - Site was observed to be generally flat. - Some slopes were observed at the northern and eastern perimeter, but the sediment fence was observed and soil was observed to unlikely cause erosion and covered by grass.</p> <p>Interview: - Reitsma (MF) stated that there is no land stabilisation work onsite. Site was observed to be generally flat.</p>				

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G116	SSD-9227-Mod-4	D22	Erosion and Sediment Control	All erosion and sediment control measures must be installed in accordance with the plans listed in condition A2 and the CSWMSP in condition C27. These measures must be maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilized and rehabilitated so that it no longer acts as a source of sediment.	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Observation: - Sand bags were observed at the stormwater inlet on the road. - Sediment fence was observed along the fence on the low grounds and around stormwater inlet on site.</p> <p>Record sighted: - Reitsma Form S07 Weekly Site Inspection (24 September 2025) requires the check of sediment. Reitsma (PB and MF) stated that if required the sediment built up at sediment fences is cleared. Completed forms that were checked did not indicate sediment issue. - Drawing No PS14-E100 Rev B for diversion swale. Diversion swale has been constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a swale (on 5 m easement next to the neighbouring property) leading to Ingleburn road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction.</p>				
G117	SSD-9227-Mod-4	D23	Erosion and Sediment Control	There must not be any increased stormwater runoff from the site on to the downstream properties (including No. 69 Ingleburn Road) during the construction works of any relevant construction stage.	<p>Record sighted: - Drawing No PS14-E100 Rev B for diversion swale. Diversion swale has been constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a swale (on 5 m easement next to the neighbouring property) leading to Ingleburn road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction.</p> <p>Observation: - Two swales were on site. One directs the stormwater from the west side of the site to the OSD. Another directs the stormwater from the east side of the proposed road to the pit equipped with filter. - There was no evidence of increased stormwater runoff from the site during the audit.</p>	The completion of the swale construction at the pit/filter outlet will be observed in the subsequent construction audit.			
G118	SSD-9227-Mod-4	D24	Imported Soil	<p>The Applicant must:</p> <p>(a) Ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) Keep accurate records of the volume and type of fill to be used; and</p> <p>(c) Make these records available to the Certifier upon request.</p>	<p>Interview: - Reitsma (PB) stated that there have been bedding sand, road materials, and quarry materials imported via the sub-contractors.</p> <p>Record sighted: - Import material register provided by Reitsma indicates blue quarry dust, recycled concrete aggregates, recycled bedding sand were imported. Register records the delivery date, material type, supplier name, quantity imported and the delivery docket. NATA lab test checked were within the RRO requirement.</p>				
G119	SSD-9227-Mod-4	D25	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction and any building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Record: - Camden Council (3 March 2025) Approval for Roadwork Construction PRA 54/2025. Road work approval documents includes the swale design and approved by the Council. - For the swale that leads to the OSD, this condition is considered not triggered as the OSD construction has been completed in previous construction stage and overflow from OSD is discharged to the pond north of the site as per SSD approved plan, not to Council's stormwater drainage system. The OSD sediment control pit, basin, guard filters and protectors are constantly maintained under the school OEMP.</p>				

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G120	SSD-9227-Mod-4	D26	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Interview: - Reitsma (PB) stated that there have been no unexpected finds to date.				
G121	SSD-9227-Mod-4	D27	Unexpected Finds Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Interview: - Reitsma (PB) stated that there have been no unexpected finds to date.				
G122	SSD-9227-Mod-4	D28	Waste Storage and Processing	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.	Observation: - Skip bin and spill kit waste bins were observed on site. - Spill kit bins were observed to only contain unused spill kits. - No soil was observed in the skip bins during the audit in the inspected bins - No rubbish was observed outside the site. - Chemicals were observed to be stored in chemical cabinet, with bunding, in a shipping container. Spil kit was observed to be in the vicinity of the chemical cabinet.				
G123	SSD-9227-Mod-4	D29	Waste Storage and Processing	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interview: - Reitsma (PB) stated that there was waste collected by waste collector associated with the asbestos unexpected finds. No other soil waste disposed off-site. Site had planned to reuse site soil for the local roadwork and level the site. Observation: - Skip bins observed contain construction waste. Record: - Aussie Skips monthly reports (May to September 2025): up to 98% recycled materials and no soil waste. - ENRS (30/07/2025) classified the asbestos impacted soil as General Solid Waste with Asbestos.				
G124	SSD-9227-Mod-4	D30	Waste Storage and Processing	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.	Interview: - Reitsma (PB) stated that there has been no concrete waste and concrete rinse water as there has not been any concrete work yet. Once there is concrete work, site will return unused concrete to the supplier tank or use a hopper to evaporate the concrete water. Dried concrete waste will be disposed in the skip bin for recycling. Observation: - There was no concrete water or concrete work observed on site during the audit. However there was a dedicated concrete water area and container observed.				

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G125	SSD-9227-Mod-4	D31	Waste Storage and Processing	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>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Interview: - Reitsma (PB) stated that there was waste collected by waste collector associated with the asbestos unexpected finds. No other soil waste disposed off-site. Site had planned to reuse site soil for the local roadwork and level the site.</p> <p>Observation: - Skip bins observed contain construction waste.</p> <p>Record: - Aussie Skips monthly reports (May to September 2025): up to 98% recycled materials and no soil waste. - ENRS (30/07/2025) classified the asbestos impacted soil as General Solid Waste (GSW) with Asbestos. - GSW asbestos was disposed off to Cleanaway Kemps Creek (EPL 4068) and dockets were provided for review - Safework Notice of intent to remove friable asbestos form (11 August 2025) - ENRS (24/7/2025) Asbestos Clearance Certificate, showing asbestos removal work on 22/7/2025. - ENRS (27/8/2025) Asbestos Clearance Certificate, showing asbestos removal work on 26/8/2025</p>				
G126	SSD-9227-Mod-4	D32	Independent Environmental Audit	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.	<p>Record sighted: - NSW Planning (6/9/2024) Amity College - Stages 1 & 2 Operational and Stage 2 Construction Audit Team Approval. Audit team approved for Stage 1 first operational IEA, Stage 2 first operational IEA, all Stage 2 construction IEAs.</p>				
G127	SSD-9227-Mod-4	D33	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This Audit was conducted and carried out in accordance with the Independent Audit Post Approval Requirements 2020.				
G128	SSD-9227-Mod-4	D34	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	<p>Interview: - Gran Associates and Reitsma stated that there has been no direction from DPHI.</p>				

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G129	SSD-9227-Mod-4	D35	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D33 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 after submission to the Planning Secretary.	Record sighted: - Stage 1 Construction Audit IEA reports No.1, 2, 3, and 4. - Stage 1 Operational Audit IEA. - Stage 2 IEA Report 1. - IEA responses. - Evidence that responses have been submitted to Planning and the Certifier.				
G130	SSD-9227-Mod-4	D36	Independent Environmental Audit	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, unless otherwise agreed by the Planning Secretary.	This is the second of the Stage 2 Construction IEA of the development and aimed to be submitted within 2 months from the site inspection.				
G131	SSD-9227-Mod-4	D37	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	This condition is not triggered as this is the Construction Audit for Stage 2.				
PART E PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION									
G132	SSD-9227-Mod-4	E1	Notification of Occupation	At least one month before commencement of operation of each relevant construction stage, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	This Condition is considered not yet triggered for the current Stage 2 Construction Audit.				
G133	SSD-9227-Mod-4	E2	External Walls and Cladding	Prior to the issue of an occupation certificate for each relevant construction stage, 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/National Construction Code (NCC).	This Condition is considered not yet triggered for the current Stage 2 Construction Audit.				
G134	SSD-9227-Mod-4	E3	External Walls and Cladding	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 not yet triggered for the current Stage 2 Construction Audit.				
G135	SSD-9227-Mod-4	E4	Post-construction Dilapidation Report	Prior to the issue of an occupation certificate for each relevant construction stage, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) To ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) To be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i. Compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. Have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) To be forwarded to Council.	This Condition is considered not yet triggered for the current Stage 2 Construction Audit.				

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G136	SSD-9227-Mod-4	E5	Protection of Public Infrastructure	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) Repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) Relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</p>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>This Condition is considered not yet triggered for the current Stage 2 Construction Audit.</p>				
G137	SSD-9227-Mod-4	E6	Protection of Property	<p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	<p>This Condition is considered not yet triggered for the current Stage 2 Construction Audit.</p>				
G138	SSD-9227-Mod-4	E7	Utilities and Services	<p>Prior to the issue of an occupation certificate for each relevant construction stage, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site from Section 73 of the Sydney Water Act 1994.</p>	<p>This Condition is considered not yet triggered for the current Stage 2 Construction Audit.</p>				
G139	SSD-9227-Mod-4	E8	Works as Executed Plans	<p>Prior to the issue of an occupation certificate for each relevant construction stage, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and flooding management system have been constructed as approved, must be submitted to the satisfaction of the Certifier.</p>	<p>This Condition is considered not yet triggered for the current Stage 2 Construction Audit.</p>				
G140	SSD-9227-Mod-4	E9	Roadworks	<p>Prior to the issue of an occupation certificate for each relevant construction stage where external roadworks are proposed, the following evidence must be submitted to the satisfaction of the Certifier:</p> <p>(a) All roadworks have been completed including footpaths and shared paths as required by Council;</p> <p>(b) Associated infrastructure upgrades have been completed;</p> <p>(c) Relevant stormwater works within the road reserves have been completed;</p> <p>(d) The resultant road levels match future major road levels and frontage;</p> <p>(e) Signage, car parking, line marking has been completed;</p> <p>(f) Relevant agency approvals including Council approvals have been obtained; and</p> <p>(g) Any matters for dedication to Council have been finalized (including dedication of sections of Byron Road, sections of Road 1, bus bays, Road 2 with footpath and angled car parking).</p>	<p>This Condition is considered not yet triggered for the current Stage 2 Construction Audit.</p>				
G141	SSD-9227-Mod-4	E10	Green Travel Plan	<p>Prior to the commencement of operation of the developments in construction Stage 1, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Certifier to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) Be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;</p> <p>(b) Include objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) Include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) Include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles, and responsibilities for relevant employees involved in the implementation of the GTP;</p> <p>(e) Include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviors of users of the development; and</p> <p>(f) Incorporate preliminary recommendations detailed in the Traffic & Transport Assessment prepared by Traffix, dated November 2019 provided as part of the RtS.</p>	<p>This Condition is considered not triggered in Stage 2 development Audit because this is addressed to Stage 1 development.</p>				

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G142	SSD-9227-Mod-4	E11	Green Travel Plan	The GTP must be updated prior to the commencement of operation of each subsequent stage and the increase in student numbers, to promote sustainable modes of travel for students and staff. The plan must be submitted to the Certifier for approval, prior to commencement of operation of each construction stage.	website: https://amity.nsw.edu.au/about/schools/leppington-progress This Condition is considered not triggered in Stage 2 Construction audit. This item will be revisited in the Stage 2 Operational Audit in the future.				
G143	SSD-9227-Mod-4	E12	Operational Management Plan	<p>Prior to the commencement of operation of the developments in construction stage 1, the Applicant must prepare an Operational Management Plan for the site. The plan be updated prior to the commencement of operation of each subsequent construction stage to reflect the additional facilities, as relevant. The overall plan must:</p> <p>(a) Include measures to ensure all wayfinding signage, security measures, and landscaping is managed to maintain their effectiveness;</p> <p>(b) Operating hours of the school, the out-of-hours care (OOSH) (after school care, vacation care);</p> <p>(c) Details of the community use of the school facilities and the hours of such use (when such facilities are delivered);</p> <p>(d) Proposed mitigation measures to maintain the security and safety of the school when community use of school facilities occur;</p> <p>(e) Details of use of the café (when constructed and delivered) outside of school hours and the associated access control measures;</p> <p>(f) Measures to manage the use and access to recreation areas, including any staggered play times (for using the outdoor playing fields) for the Years and age groups with details of the programme of use;</p> <p>(g) Details of all out-of-hours events and measures to manage these events and mitigate against any potential adverse impacts on the security of the school due to these events;</p> <p>(h) Details of times when the waste collection vehicles would access the site (both AM and PM);</p> <p>(i) Operational management procedures for the northern loading bay restricting the use of this area to be outside of school pick-up and drop-off/pick-up times;</p> <p>(j) Include measures to manage operational noise impacts, particularly from outdoor playground and recreational areas, to ensure the use of the development does not result in exceedances of the project noise trigger levels in accordance with the <i>Acoustic Assessment, version 6, dated 29/5/2019</i> prepared by Koikas Acoustics;</p> <p>(k) Include details to confirm that the size of any after school hours event is restricted to 360 people at any one time for the primary school hall and 560 people for the secondary school hall, on a school day and that such events do not continue beyond 10:00PM; and</p> <p>(l) Details confirming that all windows and doors of the multi-purpose halls (where practicable) remain closed during evenings or use after daytime school hours.</p>	This Condition is considered not triggered in Stage 2 development Audit because this is addressed to Stage 1 development.				

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G144	SSD-9227-Mod-4	E13	Operational Management Plan	The Operational Management Plan (OMP), must be updated (as relevant) prior to the commencement of operation of each subsequent construction stage and submitted to the Certifier for approval prior to the commencement of operation of each construction stage.	<p>This item is considered not triggered in the current Construction Audit for Stage 2. This item will be revisited in the Stage 2 Operational Audit in the future.</p> <p>Record sighted previously for Stage 1 operation: - Amity Operational Management Plan (22 April 2024). - A screenshot of OneDrive provided to the Certifier was sighted, which contained the OEMP. Date stamp in the screenshot shows 19 Feb 2024. Operation commenced on 6 May 2024.</p>				
G145	SSD-9227-Mod-4	E14	Operational Transport and Access Management Plan (OTAMP)	<p>Prior to the commencement of operation for construction Stage 1, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, and submitted to the satisfaction of the Certifier. The OTAMP is to be updated prior to the commencement of operation of each subsequent construction stage (when additional facilities are delivered) and be approved by the Certifier at that stage. The OTAMP must include (but not be limited to):</p> <p>(a) Details that are consistent with Amity College Prestons campus Traffic Management Plan (where relevant);</p> <p>(b) The measures to safely manage the daily transport task to/from the school;</p> <p>(c) The location of all car parking spaces on the school campuses and their allocation (i.e., staff, visitor, accessible, emergency, etc.);</p> <p>(d) The location and operational management procedures of the drop-off/pick-up parking located off Road 1 and Road 2, including staff management/traffic controller arrangements;</p> <p>(e) The location and operational management procedures for the drop-off/pick-up of students by buses and coaches for excursions and sporting activities along Byron Road, including staff management/traffic controller arrangements (as and when delivered and operational);</p> <p>(f) Delivery and services vehicle and bus access and management;</p> <p>(g) Management of approved access arrangements;</p> <p>(h) Potential traffic impacts on surrounding road networks and mitigation measures to minimize impacts, including measures to manage traffic queuing impacts associated with vehicles accessing drop-off/pick-up parking along Road 1 and Road 2 (when delivered and operational);</p> <p>(i) Any other arrangements and management associated with the proposed use of school facilities by community members;</p> <p>(j) Management measures to address vehicle and pedestrian management within the primary school car park and drop-off/pick-up area; and</p> <p>(k) A monitoring and review program that aligns with the proposed staging of the development and identifies points at which the plan should be revised to accommodate future stages.</p>	<p>This item is considered not triggered in the current Construction Audit for Stage 2. This item will be revisited in the Stage 2 Operational Audit in the future.</p> <p>Record sighted during Stage 1 operational audit: - Traffix (15 February 2004) Operational Transport and Access Management Plan (OTAMP)</p> <p>(a) Traffic Management Plan for Prestons Campus was unable to be sighted. (b) Provided in Section 4.3 (c) Provided in Section 3.2 (d) Provided in Section 4.3.2 (e) Not applicable (f) Provided in Section 4.3.4 (g) Provided in Section 3.2 and 3.3 (h) Provided in Section 4.3 (i) Provided in Section 5.1 (j) Provided in Section 4.2 (k) Provided in Section 3.3</p> <p>- Consultation email to Council on 15 February 2024.</p>				
G146	SSD-9227-Mod-4	E15	Mechanical Ventilation	<p>Prior to the issue of an occupation certificate for each relevant construction stage, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) Any dispensation granted by Fire and Rescue NSW.</p>	<p>This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit</p>				
G147	SSD-9227-Mod-4	E16	Operational Noise – Design of Mechanical Plant and Equipment	<p>Prior to the issue of any occupation certificate for each relevant construction stage, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.</p>	<p>This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit</p>				
G148	SSD-9227-Mod-4	E17	Road Damage	<p>Prior to the issue of an occupation certificate for each relevant construction stage, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	<p>This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit</p>				

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G149	SSD-9227-Mod-4	E18	Fire Safety Certification	Prior to the issue of an occupation certificate for each relevant construction stage, 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.	website: https://amity.nsw.edu.au/about/schools/leppington-progress This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G150	SSD-9227-Mod-4	E19	Structural Inspection Certificate	Prior to the issue of an occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) 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 (b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G151	SSD-9227-Mod-4	E20	Acoustic Certification for Multi-Purpose Halls	Prior to the commencement of operation of the multi-purpose halls, a suitably qualified acoustic consultant must provide a certificate confirming that all of the proposed acoustic measures as required by condition B13 have been incorporated. The certificate must be provided to the Certifier for information.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G152	SSD-9227-Mod-4	E21	Compliance with Food Code	Prior to the issue of an occupation certificate for food preparation areas, the Applicant (where required) is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage, and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the Certifier.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G153	SSD-9227-Mod-4	E22	Notification of Food Premises	Prior to the issue of the occupation certificate for food preparation areas, Council is to be notified in writing on the "Food Business Notification" form available on Council's website that the canteen, kiosk, café, Food Technology kitchens and OOSH services are to be used for the handling of food for sale. Each premise must be separately notified, and an inspection of the completed fit-outs must be undertaken for compliance with the relevant Acts, regulations, Codes and Standards.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G154	SSD-9227-Mod-4	E23	Rainwater Harvesting	Prior to the issue of an occupation certificate for each relevant construction stage, a signed works-as-executed Rainwater Re-use Plan for the site must be provided to the Planning Secretary and Certifier.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G155	SSD-9227-Mod-4	E24	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems occupation certificate for each relevant stage (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G156	SSD-9227-Mod-4	E25	Outdoor Lighting	Prior to the issue of an occupation certificate for each relevant construction stage, 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 minimizing light spillage to any adjoining or adjacent sensitive receivers and: (a) Complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) Has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				

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G157	SSD-9227-Mod-4	E26	Signage	Prior to the issue of an occupation certificate for each relevant construction stage, 'Do not drink' signage on non-potable water used for toilet flushing and in new hose taps and irrigation systems for landscaped areas must be installed within the site.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G158	SSD-9227-Mod-4	E27	Signage	The Applicant must ensure suitable signage at the primary school drop-off/pick-up area is provided prior to the commencement of operation under Stage 1.	This Condition is considered as not triggered for the current Stage 2 Construction Audit.				
G159	SSD-9227-Mod-4	E28	Signage	The Applicant must ensure suitable signage at the primary school drop-off/pick-up area is provided prior to the commencement of operation under Stage 1 to ensure that the proposed one-way system is adhered to and the potential for conflicts are minimized. The signage must be updated prior to the commencement of operation of each subsequent stage, should any modifications to the drop-off/pick-up facility within the site be proposed considering increase in the number of students.	This Condition is considered as not triggered for the current Stage 2 Construction Audit.				
G160	SSD-9227-Mod-4	E29	Signage	Prior to the issue of occupation certificate for each relevant construction stage, the Applicant must install appropriate on-street wayfinding signage/parking restrictions subject to necessary approvals from the relevant roads authority (TfNSW or Council).	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G161	SSD-9227-Mod-4	E30	Signage	The illumination of the school identification sign must be switched off between 6pm and 7am, unless otherwise agreed by Council.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G162	SSD-9227-Mod-4	E31	Signage	The lighting to be used in connection with the school identification sign must comply with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting, to protect the amenity of the location.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G163	SSD-9227-Mod-4	E32	Signage	The school identification sign must not: (a) Dazzle or distract drivers due to their colouring; (b) Be able to be mistaken for a traffic signal because they have, for example, red, amber or green circles, octagons, crosses or triangles; (c) Be able to be mistaken as an instruction to drivers; (d) Display advertising or messages which contain fully animated or video/movie style advertising or images; or (e) Be used for any live television, satellite, internet or similar broadcast.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G164	SSD-9227-Mod-4	E33	Signage	The school identification sign must not emit sound.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G165	SSD-9227-Mod-4	E34	School Zones	Prior to the commencement of the operation of construction Stage 1, School Zone signs and pavement marking patches must be installed in accordance with TfNSW requirements. Note: School zones applications are to be submitted to TfNSW at least eight weeks prior to commencement of operation as per Advisory Note AN11.	This Condition is considered as not triggered for the current Stage 2 Construction Audit.				
G166	SSD-9227-Mod-4	E35	School Zones	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed. Following installation of all School Zone signs and pavement markings, the Applicant must arrange an inspection with TfNSW for formal handover of the assets to TfNSW.	This Condition is not yet triggered, it may occur on construction of Road 2 (Rivermint Drive)				

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G167	SSD-9227-Mod-4	E36	Operational Waste Management Plan	<p>Prior to the issue of an occupation certificate for each relevant construction stage, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier for information. The Waste Management Plan must: (a) Detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) Describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) Detail the materials to be reused or recycled, either on or off site;</p> <p>(d) Include the measures detailed in the Operational Waste Management Plan, dated 8 May 2019, prepared by Amity College;</p> <p>(e) Confirm waste collection for a 8.8m medium rigid vehicle (MRV) is available via a private contract; Note: Council services cannot be availed for the site as a turning area for Heavy Rigid Waste collection vehicle has not been provided.</p> <p>(f) Demonstrate that bin storage areas can accommodate large bins up to 4.5m³ to account for variations in waste generation; and</p> <p>(g) Include the Management and Mitigation Measures included in EIS.</p>	<p>This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit.</p> <p>Previously, in Stage 1 Operational IEA, the record sighted were: - Amity College Operational Waste Management Plan (9 April 2024) (a) Provided in Section 2.1 (b) Provided in Section 2.3, 2.5 (c) Provided in Section 2.2 (d) Amity College Operational Waste Management Plan (9 April 2024) is the revised version of Operational Waste Management Plan, dated 8 May 2019. (e) Provided in Section 2.4 and 2.5.2 ("Waste collection will occur weekly by a private waste contractor.") (f) Provided in Section 2.5 and Appendix 2 (g) Provided in Section 2.3 to 2.8</p>	<p>This item is considered not triggered in the current Construction Audit for Stage 2. This item will be revisited in the Stage 2 Operational Audit in the future.</p> <p>Previously, in Stage 1 Operational IEA, the Auditor notes that there is slight discrepancy in the Waste Management Plan and the location of the waste bins. Section 2.5 of the Plan states "Students will not be permitted to access the waste collection area"... "appropriate fencing to deter any movements into or through the waste collection area." The waste bin is located outside the school boundary, which is inaccessible by students during school hours but is accessible after students leave school.</p> <p>The following recommendation should be revisited prior to the commencement of operation of Stage 2: The Operational Waste Management Plan should be updated to reflect the location of the waste bin and whether fencing is required surrounding the bin.</p>			
G168	SSD-9227-Mod-4	E37	Validation Report	<p>Within three months of completion of all remediation works within the site in Stage 1 or prior to the issue of the occupation certificate for Stage 1 (whichever occurs earlier), the Applicant must prepare a Validation Report confirming the completion of the remediation works. The Validation Report must: (a) Be prepared by a Certified Contaminated Land Consultant; and (b) Be submitted to the Site Auditor, the Planning Secretary and the Certifier for information within one month after the completion of remediation works.</p>	<p>This item is considered not triggered in Stage 2 Construction Audit</p>				
G169	SSD-9227-Mod-4	E38	Validation Report	<p>Be prepared in accordance with the recommendations of Remediation Action Plan – Proposed New Amity College Campus Lot 1 DP 525996 No 85 Byron Road and Lot 2 DP 525996 No 63 Ingleburn Road, Leppington NSW, prepared by GeoEnviro Consultancy Pty Ltd, dated 30/5/2019 and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011); Site Audit Statement.</p>	<p>Record sighted: - Unexpected Find Protocol (UFP) is provided in Reitsma Constructions (February 2025) Amity CEMP Section 7. The RAP UFP is also referred in CEMP Section 7 (UFP). - ENRS (24/7/2025) Asbestos Clearance Certificate, showing asbestos removal work on 22/7/2025. - ENRS (27/8/2025) Asbestos Clearance Certificate, showing asbestos removal work on 26/8/2025.</p>				
G170	SSD-9227-Mod-4	E39	Validation Report	<p>Prior to the issue of an occupation certificate for each relevant construction stage, the Applicant must submit a Site Audit Report and Section B (interim) Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section B Site Audit Statement must verify the relevant part of the site is suitable for the educational establishment land use and be provided for the information of the Planning Secretary and Certifier.</p>	<p>Interview: - Reitsma (PB) stated that Paul Moritz has been engaged as a site auditor is in final stage of preparing a site audit report and statement.</p>	<p>The Auditor understands that a Section A audit report/statement will be provided for this audit, therefore a Section B audit is not relevant.</p> <p>This item is not yet triggered until issue of occupation certificate.</p>			
G171	SSD-9227-Mod-4	E40	Validation Report	<p>Upon completion of all works on the site pursuant to this development consent, a final Section A Audit Statement must be issued verifying that the site is suitable for the educational establishment and land use and be provided for information to the Planning Secretary and the Certifier.</p>	<p>Interview: - Reitsma (PB) stated that Paul Moritz has been engaged as a site auditor is in final stage of preparing a site audit report and statement.</p>	<p>This item is not yet triggered until issue of occupation certificate.</p>			
G172	SSD-9227-Mod-4	E41	Landscaping	<p>Prior to the issue of an occupation certificate for the relevant construction stage, the Applicant must prepare an Operational Landscape Management Plan to the satisfaction of the Certifier. The plan must include details of maintenance and management measures for revegetated and landscaped areas of the site approved by this development consent.</p>	<p>This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit</p>				

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G173	SSD-9227-Mod-4	E42	Landscaping	The nest box installation and active nest relocation plan in the relevant construction stage must provide fauna with short term habitat requirements during vegetation clearance works. A suitably qualified Arborist must provide evidence prior to commencement of operation of the relevant construction stage, that the nest boxes have been satisfactorily installed.	This item is considered not triggered in the current Construction Audit for Stage 2. Pre-clearing was conducted prior to Stage 1. Record previously sighted: - Lizzie the Arborist (22 December 2023) Certification of Nest Box Installation at Lot 1 DP 525996, 85 Byron Road and Lot 2 DP 525996, 63 Ingleburn Road, Leppington.				
G174	SSD-9227-Mod-4	E43	Car Parking Arrangements	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 as not triggered for the current Stage 2 Construction Audit as Stage 2 does not involve car parking facility.				
G175	SSD-9227-Mod-4	E44	Easements	Prior to the occupation of Road 2 under construction Stage 2, an easement for access under section 88B of the Conveyancing Act 1919 for the proposed temporary cul-de-sac turning head must be registered over proposed Lot 2, benefiting Council. The authority to release/vary/modify the right of carriageway must be Camden Council.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G176	SSD-9227-Mod-4	E45	Easements	The easement for access condition E44, must be in accordance with the standard format for easements and restrictions as accepted by the NSW Land Registry Services.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				
G177	SSD-9227-Mod-4	E46	Easement for Boundary Adjustment	Prior to the issue of a subdivision certificate, an easement to drain water under Section 88B of the Conveyancing Act 1919 must be registered over proposed Lot 2, benefiting proposed Lot 1 under the Plan of Proposed Subdivision of Lots 1 and 2 DP 252996 prepared by Total Surveying Solutions, dated 19/7/2019.	This Condition is considered as not triggered for the current Stage 2 Construction Audit. Will be assessed in subsequent Audit				

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PART F POST OCCUPATION									
G178	SSD-9227-Mod-4	F1	Hours of Operation	The following maximum hours of operation apply to the development: (a) General school activities including after-hours sport, special interest activities, school-related gatherings and use of the café in association with these uses: 7am to 9pm daily; and (b) Community use of school facilities: 7am to 9pm daily.	website: https://amity.nsw.edu.au/about/schools/leppington-progress This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G179	SSD-9227-Mod-4	F2	Operation of the Café	The operation of the café must generally be in conjunction with the use of the site as a school and the community uses proposed within the school. The use of the café must be managed in accordance with the OMP for the school.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G180	SSD-9227-Mod-4	F3	Out of Hours Event Management Plan	Within three months of the commencement of the first out of hours events (school use) run by the school (both for the primary and the secondary school halls), the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and the Certifier for information. The plan must include the following: (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) Measures to minimize localised traffic and parking impacts; (f) Include details to confirm that the size of any after-school hours event is restricted to 360 people within the primary school hall and 560 people within the secondary school hall at any one time and that the event would not extend beyond 10pm; (g) Details to confirm that for the secondary school hall, windows and doors would remain closed in the evening and after school hours, in accordance with the OMP, to manage noise impacts on nearby residential receivers; and (h) Include measures to minimize noise impacts on any sensitive residential receivers, including the preparation of acoustic management plans.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G181	SSD-9227-Mod-4	F4	Out of Hours Event Management Plan	Prior to the commencement of out of hours events (community use) run by the external parties that involve over 110 people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use in both the primary and the secondary school halls) in consultation with Council and submit it to the Council and the Certifier for information. The plan must include the following: (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 use of the school facilities/playground where applicable, restricting use before 8am and after 10pm; (f) Include details to confirm that the size of any after-school hours event is restricted to 360 people within the primary school hall and 560 people within the secondary school hall at any one time; (g) Measures to minimize localised traffic and parking impacts; (h) Details to confirm that for the secondary school hall, windows and doors would remain closed in the evening and after school hours, in accordance with the OMP, to manage noise impacts on nearby residential receivers; and include measures to minimize noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan. The Out of Hours Event Management Plans (both school use and community use) must be implemented by the Applicant for the duration of the identified events or use. The plans must be updated to reflect the increase in students at each subsequent construction stage and intensification of use within the site.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				

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G182	SSD-9227-Mod-4	F5	Operation of Plant and Equipment	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 as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G183	SSD-9227-Mod-4	F6	Warm Water Systems and Cooling Systems	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.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G184	SSD-9227-Mod-4	F7	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G185	SSD-9227-Mod-4	F8	Operational Transport and Access Management Plan (OTAMP)	The OTAMP(s) approved under condition E14 must be updated prior to the commencement of each stage of the development or increase in student numbers. The OTAMP must be implemented by the Applicant for the life of the development.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G186	SSD-9227-Mod-4	F9	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G187	SSD-9227-Mod-4	F10	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of the development from Stage 4 and or each subsequent construction stage The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant or the project noise trigger identified in the Acoustic Assessment, version 6, dated 29/5/2019 prepared by Koikas Acoustics.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G188	SSD-9227-Mod-4	F11	Operational Noise Limits	Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G189	SSD-9227-Mod-4	F12	Operational Noise Limits	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 as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				

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G190	SSD-9227-Mod-4	F13	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G191	SSD-9227-Mod-4	F14	Green Travel Plan	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 as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G192	SSD-9227-Mod-4	F15	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation of construction stages 2, 4, 5, 6 and 7, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. Evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition C12, where evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G193	SSD-9227-Mod-4	F16	Outdoor Lighting	Notwithstanding condition E25, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G194	SSD-9227-Mod-4	F17	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E41 for the duration of occupation of the development.	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				
G195	SSD-9227-Mod-4	F18	Rainwater Harvesting	The Applicant must implement the rainwater re-use plan required by condition E23 for the duration of the development	This Condition is considered as not triggered in Construction Audit. This Condition will be assessed in subsequent Operational Audit.				

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APPENDIX 1 ADVISORY NOTES									
G196	SSD-9227-Mod-4	AN1	General	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.	Record sighted: - Camden Council (11 July 2025) Road Opening Permit (2025/1647/1) for water mains work. - Sydney Water (22/7/2025) Drinking water connection application. - Jemena (29/7/2025) approval.	Road 2 permit will be obtained when the road is completed.			
G197	SSD-9227-Mod-4	AN2	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Record sighted: - Long Service Corporation Levy Receipt L280110340 dated 3 Feb 2025.				
G198	SSD-9227-Mod-4	AN3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	Condition noted. All notice was served to Planning Secretary as consent authority.				
G199	SSD-9227-Mod-4	AN4	Access for People with Disabilities	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.	Record sighted: - Vista Access Architect (13 September 2024) Construction Certificate Access Report Rev A issued for Construction Certificate. (Ref 24240) Report states that by compliance with the recommendation in this report, the development complies with the requirements of Access Code of Disability Standards 2010 and Disability Access relevant sections of BCA. Recommendations include Kitchen and BBQ area (in page 7 of document), reception area (page 7), glazed doorway frame (page 13), and tiered seating area (page 16).				
G200	SSD-9227-Mod-4	AN5	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Interview: - Reitsma (PB) stated that there will be streetlights for the local road that is to be constructed along the eastern side of the site. Record sighted: - Camden Council (11 July 2025) Road Opening Permit (2025/1647/1) for water mains work. - Sydney Water (22/7/2025) Drinking water connection application. - Jemena (29/7/2025) Approval. Record sighted previously in Stage 1 Operation Audit (which also applies to Stage 2 as this is already connected for Stage 2): - Endeavour Energy (18 September 2023) Design Certification. UCL10664 – LOT 2, DP 525996, Connection of Load Application: 63 Ingleburn Road, Leppington. - Endeavour Energy (12 August 2024) Notification of Arrangement. - Sydney Water Subdivider/Developer Compliance Certificate Case No. 190630. - Camden Council Final Inspection Report (19 January 2024) for 81 Pluto Ave Leppington. Document states "No further issues". - Registered Plan for Subdivision registration (19 March 2024) to give back a portion of the site to Council as path.				
G201	SSD-9227-Mod-4	AN6	Utilities and Services	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.	Record sighted: - Jemena (29/7/2025) Approval. Record sighted previously in Stage 1 Operation Audit (which also applies to Stage 2 as this is already connected for Stage 2): - Endeavour Energy (18 September 2023) Design Certification. UCL10664 – LOT 2, DP 525996, Connection of Load Application: 63 Ingleburn Road, Leppington. - Endeavour Energy (12 August 2024) Notification of Arrangement. - Email from Telstra dated 28 June 2024 which states that the NBN is complete. Interview: - Gran Associates (AR) stated that there is no gas connection within the Stage 1.				

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G202	SSD-9227-Mod-4	AN7	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	website: https://amity.nsw.edu.au/about/schools/leppington-progress Interview: - Reitsma (PB) states that there has been no Road Occupancy Licence required.				
G203	SSD-9227-Mod-4	AN8	SafeWork Requirements	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.	Observation: - Work site is secured with fencing. Interview: - Reitsma (PB) stated that work is conducted in accordance with relevant SafeWork requirements. Record sighted: - Reitsma (7/10/2025) Geosyntec ID G203 confirming work is done in accordance with SafeWork requirements and that riggers, crane operators and dogma operators licences are checked. - Examples of SafeWork licence for crane operator (NR).				
G204	SSD-9227-Mod-4	AN9	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Observation: -No hoarding was observed. Interview: - Reitsma (MF) stated that there is no hoarding planned for Stage 2.				
G205	SSD-9227-Mod-4	AN10	Handling of Asbestos	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.	Record sighted: - SafeWork NSW (11/8/2025).				
G206	SSD-9227-Mod-4	AN11	Speed limit authorisation	At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) The proposed school commencement/opening date; (c) Two sets of detailed design plans showing the following: (i) Accurate Site boundaries; (ii) Details of all road reserves, adjacent to the Site boundaries; (iii) All proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use; (iv) All existing and proposed pedestrian crossing facilities on the adjacent road network; (v) All existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) All existing and proposed street furniture and street trees.	This Condition is considered as not triggered for the current Stage 2 Construction Audit.				
G207	SSD-9227-Mod-4	AN12	Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	This Condition is considered as not triggered for the current Stage 2 Construction Audit.				

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G208	SSD-9227-Mod-4	AN13	Local Traffic Committee Concurrence	Installation of or changes to regulatory signage, line marking and devices are subject to the concurrence of Council's Local Traffic Committee on local roads and TfNSW on State roads.	website: https://amity.nsw.edu.au/about/schools/leppington-progress This Condition is considered as not triggered for the current Stage 2 Construction Audit.				
G209	SSD-9227-Mod-4	AN14	Local Traffic Committee Concurrence	These concurrences (as required) must be obtained prior to the installation of or any changes to regulatory signage, line marking and devices.	This Condition is considered as not triggered for the current Stage 2 Construction Audit.				
G210	SSD-9227-Mod-4	AN15	Council Documents	The Applicant must consider the following documents in its design of the engineering and drainage plans: (d) Leppington Precinct Transport and Access Strategy (Department of Planning, Industry and Environment); (e) Leppington Precinct Water Cycle Management Strategy (Parsons Brinckerhoff); (f) Council's Engineering Design Specifications; (g) Council's Flood Risk Management Policy; (h) 100% concept designs (WSP) provided by Council; and (i) 20% concept designs (Acorn) provided by Council.	Record sighted: - Martens email (14 May 2025) states that regarding G210, the listed Council documents have been considered in the design of the engineering and drainage plans.				
G211	SSD-9227-Mod-4	AN16	Pedestrian Crossing	Any new pedestrian crossings on the local road network will require a warrants assessment to be undertaken and lodged with the Local Traffic Committee.	Interview: - Amity College (RA) stated that the pedestrian crossings were constructed by Council and the school was not involved.				
G212	SSD-9227-Mod-4	AN17	Priority Controlled Intersection	Any priority-controlled intersection treatments will need to be to the satisfaction of Camden Council.	Record Sighted: - Camden Council (3 March 2025) Approval For Roadwork Construction.				
APPENDIX 2 Written Incident Notification and Reporting Requirement									
G213	SSD-9227-Mod-4	Appendix 2-1	Written Incident Notification and Reporting Requirement	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition or, having given such notification, subsequently forms the view that an incident has not occurred.	Interview: - Reitsma (PB) stated that there has been no incident during the audit period. This condition is considered not triggered.				

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G214	SSD-9227-Mod-4	Appendix 2-2	Written Incident Notification and Reporting Requirement	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	website: https://amity.nsw.edu.au/about/schools/leppington-progress Interview: - Reitsma (PB) stated that there has been no incident during the audit period. This condition is considered not triggered.				
G215	SSD-9227-Mod-4	Appendix 2-3	Written Incident Notification and Reporting Requirement	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Interview: - Reitsma (PB) stated that there has been no incident during the audit period. This condition is considered not triggered.				
G216	SSD-9227-Mod-4	Appendix 2-4	Written Incident Notification and Reporting Requirement	The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	Interview: - Reitsma (PB) stated that there has been no incident during the audit period. This condition is considered not triggered.				
EIS									
G217	EIS	Section 6.3 Risk Assessment: Construction Stages	Operate during construction activities	The proposed school will continue to operate during each stage of construction with various mitigation measures in place, including: • Access to the project site for construction traffic will be directed to areas removed from areas used by students and staff, to ensure that there is no conflict between students and construction traffic. • Construction truck movements will be restricted in the morning during the school drop-off period and will be restricted during the afternoon pickup period. Refer also to Section 4 of Preliminary Construction Management Plan (Appendix I) for further details.	Observation: - During audit, the school was observed to be in operation while Stage 2 is being constructed. - Construction traffic and construction access to the project site was observed to be different to the access for the student to the school. Interview: - Reitsma (SR) stated that construction truck movements was restricted to avoid the peak school drop off and pick up time. Deliveries are all pre-scheduled at least a day prior.				

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G218	EIS	Section 6.3 Risk Assessment: Construction Stages	Transport and accessibility	<p>The proposal incorporates various measures to mitigate impacts including:</p> <ul style="list-style-type: none"> Construction roads will be inspected to ensure road conditions support safe working and driving. Following periods of heavy rain or adverse conditions, on-site construction roads will be inspected prior to heavy vehicle traffic use to ensure driver and vehicle safety. Proposed accesses to the development are to be designed to accommodate the turning path of all construction vehicles. <p>Construction and operational traffic will be managed in accordance with the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and the Preliminary Construction Management Plan (Appendix I).</p>	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Interview:</p> <ul style="list-style-type: none"> Reitsma (MF) stated that since the commencement of Stage 2 construction, there has been no traffic controller required yet. Traffic controller is expected when the Road 2 is being constructed. Reitsma (MF) stated that the secondary access gate on Pluto Ave. is no longer used to receive deliveries. <p>Observation:</p> <ul style="list-style-type: none"> Site did not have road on site, only parking spaces on gravels. Council roads around the site were observed to be maintained, safe for use, and free from sediment. Construction main access gate has adequate area for vehicle to turn back out. <p>Record sighted:</p> <ul style="list-style-type: none"> Weekly Site Inspection Form S07 (24 September 2025) requires observation of traffic controller. Requirement for traffic controller is included in Construction Traffic Management Plan for the main gate. 				
G219	EIS	Section 6.3 Risk Assessment: Construction Stages	Transport and accessibility	<p>The proposal incorporates various measures to mitigate construction traffic impacts including:</p> <ul style="list-style-type: none"> Queuing will be forbidden in local streets. Truck movements will be staggered to prevent queuing occurring. Management of construction truck traffic to outside of peak periods, to avoid conflict with school drop off and pick up times. <p>Construction and operational traffic will be managed in accordance with the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and Section 4 of the Preliminary Construction Management Plan (Appendix I).</p>	<p>Observation:</p> <ul style="list-style-type: none"> All construction vehicles were observed to be on site and no queuing on the public road noting there was no delivery observed during the audit site walkover. <p>Interview:</p> <ul style="list-style-type: none"> Reitsma (PB) stated that they don't allow any vehicle to stay on the public road. Delivery goes directly onsite, and drivers call prior to coming onsite. Suppliers are told that they can only deliver outside school period. Reitsma (PB) stated that traffic is managed as per Construction Traffic Management Plan. <p>Record sighted:</p> <ul style="list-style-type: none"> Site Management Plan Form S52, that provide restrictions to site access on school hours. Reitsma stated that this form is provided to all subcontractors. 				
G220	EIS	Section 6.3 Risk Assessment: Construction Stages	Transport and accessibility	<p>The proposal incorporates various measures to mitigate impacts in terms of access arrangements for construction traffic including:</p> <ul style="list-style-type: none"> Vehicle and machinery movements during works will be restricted to designated areas within the site. Traffic will be confined to maintained tracks and roads. All construction vehicles (excluding worker 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 before stopping. Construction and operational traffic will be managed in accordance with the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and Section 4 of the Preliminary Construction Management Plan (Appendix I). 	<p>Observation:</p> <ul style="list-style-type: none"> All construction vehicles were observed to be wholly on site. Site did not have road on site, only parking spaces on gravels. All roads around the sites were observed to be adequately maintained council roads. No queuing on the public road was observed, noting there was no delivery observed during the audit site walkover. <p>Interview:</p> <ul style="list-style-type: none"> Reitsma (PB) stated that all deliveries are pre-planned to avoid school peak period. 				

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G221	EIS	Section 6.3 Risk Assessment: Construction Stages	Transport and accessibility	Temporary cycling and pedestrian access will be managed in accordance with the architectural plans prepared by Gran Associates Australia Pty Ltd (Appendix C, the Traffic and Parking Assessment prepared by Traffix Traffic and Transport Planners dated May 2019 (Appendix M) and the Preliminary Construction Management Plan (Appendix I).	<p>Observation and interview:</p> <ul style="list-style-type: none"> - There was no temporary cycling and pedestrian access around the site. Cycling and pedestrian access built by the Council was observed to be not obstructed. 	<p>It is noted from Construction Traffic Management Plan Section 17 (Pedestrian Management) : Reitsma will need to build temporary asphalt shared foot/bike along Byron Rd from road 2 to existing bus stops at Ingleburn Rd- in accordance with the road application currently under assessment by Council.</p> <p>Input is required in the subsequent Audit.</p>			
G222	EIS	Section 6.3 Risk Assessment: Construction Stages	Noise and vibration	<p>Measures to mitigate operation and construction noise will be implemented in accordance with the recommendations of the Acoustic Assessment prepared by Koikas Acoustics (Appendix K) and the Preliminary Construction Management Plan (Appendix I). They include the following:</p> <ul style="list-style-type: none"> • All construction work to be undertaken strictly during the approved hours of operation, namely, 7:00am to 6:00pm • Monday to Friday and 8:00am to 1:00pm on Saturdays. • Limits on time of rock hammering, sheet piling, and the like. • Limits on duration of noisy activities. • The use of moveable screens for specific work practices. • To minimize vibration from rock breaking, it is recommended that a hydraulic hammer attachment with a pointed 'cone' type hammer is used in place of a flat 'block' type hammer. • Progressive noise monitoring. • Minimum work distances, as tabled within the Koikas acoustic report, should be observed at all times, especially regarding structural damage guidelines. • Ongoing community liaison, to allow occupants of local residences in close proximity to the construction works, to plan and organize their week around any noisy activities. 	<p>Observation:</p> <ul style="list-style-type: none"> - No rock hammering/breaking, sheet piling was observed during the audit. - No unacceptable noise was observed during the audit. - At present the work was observed to be approximately 30m from the local residences. - Boom pump (Concrete pump) Plant Compliance Checklist shows 70dB at the equipment. <p>Record sighted:</p> <ul style="list-style-type: none"> - 8 August 2025 sign in record shows that the earliest sign in was around 6.30am by Reitsma. Reitsma (MF) stated that staff usually sign in just before 7 for coffee, toolbox meeting for 7am start. No work started until 7am. The last sign out time stamp indicate that staff signed out just over 5PM. Reitsma (MF) stated that the system automatically signs staff who do not sign out, but no time stamp is shown by the system. Staff usually finished well before 5PM other than those staying at the office for office work. Sign-in record for Saturday 9 August 2025 was at 7.30am for 8 am start and system automatically sign out at 5pm, according to MF. No sign in on Sunday 10 August 2025. <p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (MF) stated that the Site does not have any plan to work on Sunday or public holiday and never did. - System automatically signed staff who did not sign-out, but no time stamp is shown. <p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (MF) stated that the Site does not have any plan to work on Sunday or public holiday and never did. - Reitsma (MF) stated that the site equipment noise level is recorded in accordance with the Noise and Vibration Management Plan. - Only small remote-controlled roller compactor is used onsite from time to time. 				
G223	EIS	Section 6.3 Risk Assessment: Construction Stages	Social impacts	<p>The Preliminary Construction Management Plan (Appendix I) contains details relating to worker safety and mitigation measures generally. These measures include the following:</p> <ul style="list-style-type: none"> • All construction activities shall be managed in accordance with the Work Health and Safety Act 2011 and the Work Health & Safety Regulation 2011. • An Emergency Management Plan will be prepared for each stage of the school project. • In the interests of maintaining goodwill with near neighbours, a complaints handling procedure will be implemented. • The project site will be appropriately secured and fenced during earthworks, clearing and construction work to ensure there are no unacceptable impacts on the amenity of adjoining properties. • At least two (2) working days (i.e., Monday to Friday exclusive of public holidays), the developer or demolition contractor must notify adjoining residents prior to the commencement of any asbestos removal works. • The site will be watered daily and additional watering will be conducted during high-risk times such as high winds and low rainfall and after receipt of complaints, if any, from neighbours. • If noise complaints occur, they will be registered, investigated and responded to in a timely manner to ensure issues are not repeated. • A minimum of two weeks' notice is to be provided to any neighbour who may be impacted by any disruption to services. • Truck shaker grids will be installed at the entry gates to ensure that there is minimal tracking of dirt onto the local road system roads. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Emergency Management Plan was sighted to be within the CEMP. - Safety induction (form S01 for 17 Feb 2025) and toolbox (2 and 9 April 2025) were sighted. - Website provides means for public to log a complaint. - There has been no complaint in the complaint register and Reitsma confirmed this on sit, during the audit. - Notification Letters (15 and 22 August 2025) for asbestos removal. <p>Observation:</p> <ul style="list-style-type: none"> - Site was observed to be fenced. - Demolition was conducted prior to Stage 1 construction. <p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (MF) stated that there has been no disruption of service. - Truck shaker grids were installed at the main entry gate. Another entry gate was observed to be on hardstand. 				

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G224	EIS	Section 6.3 Risk Assessment: Construction Stages	Aboriginal cultural heritage	The conclusions and recommendations of the Aboriginal Heritage Impact Assessment (AHIA) by AMBS (Appendix L) will be implemented prior to and during construction. Refer also to the Preliminary Construction Management Plan (Appendix I).	Record sighted: - AMBS (2018) Amity College Leppington Campus: Aboriginal Cultural Heritage Assessment stated that "no additional constraints to the proposed development arising from considerations of Aboriginal cultural heritage and archaeology. The proposed development may proceed with due caution." Interview: - Reitsma confirmed that there was no heritage item uncovered during the audit period.				
G225	EIS	Section 6.3 Risk Assessment: Construction Stages	Utilities	Prior to construction works being undertaken on site Infrastructure investigations in order to locate existing services, capacities of infrastructure to withstand upgrades etc. that may be required, and to consult with authorities to make relevant applications. Refer also to the Preliminary Construction Management Plan (Appendix I) and Appendix Q for further details relating to services.	Record sighted: - Camden Council (11 July 2025) Road Opening Permit (2025/1647/1) for water mains work. - Sydney Water (22/7/2025) Drinking water connection application. - Jemena (29/7/2025) Approval.				
G226	EIS	Section 6.3 Risk Assessment: Construction Stages	Contamination	The recommendations of the Phase 2 Contamination Assessment and Remediation Action Plan prepared by GeoEnviro will be implemented. Refer to Appendix O for details. Refer also to the Preliminary Construction Management Plan (Appendix I). Some of the mitigation measures proposed include the following: • Removal, handling and disposal of any contaminated material is to be undertaken by an appropriately licensed contractor and in accordance with the requirements of the NSW WorkCover Authority and the NSW OEH. • All contaminated soil and other materials are to be appropriately contained and disposed of at an appropriately licensed facility. • Prior to works commencing in any area containing contaminated soils, barricades (including safety tape) shall be erected to control access. • Facilities for workers at the site to be supplied in accordance with the NSW Occupational Health and Safety Regulation 2015. • Prior to starting works in areas with soil contamination, site workers involved in the project shall attend a site-specific Safety Induction. • Dust minimisation measures to be employed during soil remediation works. • Prior to leaving site, earthworks machinery would be required to decontaminate with all accumulated potentially contaminated soil material removed as waste. • Validation of any fill material. • Procedures to be followed in decommissioning of existing on-site septic tanks.	Interview: - Validation Report and DP Site Audit Report for Stage 2 are pending, noting that there is no remediation required for Stage 2. Record sighted: - Unexpected Find Protocol (UFP) is provided in Reitsma Constructions (February 2025) Amity CEMP Section 7. The RAP UFP is also referred in CEMP Section 7 (UFP). - ENRS (24/7/2025) Asbestos Clearance Certificate, showing asbestos removal work on 22/7/2025. - ENRS (27/8/2025) Asbestos Clearance Certificate, showing asbestos removal work on 26/8/2025. - ENRS (30/7/2025) Soil Report, Special Waste (Asbestos) with General Solid Waste (GSW) Chemical Properties (GSW-A). - Waste dockets (79.38t) from Cleanaway Kemps Creek (EPL 4068), which is licensed to receive asbestos waste. - NSW EPA Waste Tracker, transporter is Viking Civil (EPL 21653, which is licensed to transport Category 1 and Category 2 waste). It is noted that the validation works are evaluated by the contaminated land auditor. Site audit report/statement is about to be issued.				

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G227	EIS	Section 6.3 Risk Assessment: Construction Stages	Salinity	The recommendations of the Geotechnical and Salinity Investigation prepared by GeoEnviro will be implemented. Refer to Appendix T for details.	<p>Record sighted:</p> <ul style="list-style-type: none"> - Alliance Report No 61229 & 60707 (Level 2 Supervision), 59812, 59869, 59967, 61196 & 61110 (Level 1 Supervision), 60436 (Strip inspection), 59651 (Proof Roll). - Alliance (1 August 2025) Inspection of Stockpiled Material (Ref: 19115-GR-1-1). Given that the CBR is above the required 2% for the subgrade as outlined in the Martens report, both stockpiles are suitable for use as engineered fill under the access road. - Alliance Material Test Reports (Report No. 19115-1, 59370) for CBR and Atterberg Limit. - Alliance Allowable Bearing Pressure Report (Report Number: 61408, 59724, 59660, 55485) for DCP tests. - Alliance RMS T198 - Proof Rolling Test Inspection (Report Number: 59723, 59656, 55572) - G-Lab Material Testing report No. 93573-7 (06/08/2025) Concrete Compressive Strength Report. - Allora Piling inspection (26/3/2025). Allora Group (28/4/2024) Final Pile Installation Certificate (the Auditor noted the typographical error in the year, should be 2025). - Alliance (16/7/2025) CBR Sampling and Stockpile Assessment. - Martens Associates letter written by Kenneth W Burgess the Principal Geotechnical Engineer of Martens (14 May 2025) states that the recommendations in GeoEnviro Geotechnical and Salinity Investigation Report Ref: JC18322A-r2 Subject, will be implemented during Stage 2 works subject to geotechnical inspections by MA during Stage 2 works and assessment of any further salinity testing required by MA. - Martens Associates email correspondence to Gran Associate (28 October 2025) indicates that site inspections have been carried out for pavements, foundations and earthworks and the management of the soil is generally in accordance with the recommendations in the GeoEnviro report. - Martens Associates email correspondence to Gran Associate (7 Nov 2025) states: "Based on the findings of the GeoEnviro report and site works undertaken to date, we don't believe any additional salinity testing is required and no additional salinity management/requirements are considered necessary above that recommended in the GeoEnviro report." - Reitsma Audit Note (7 November 2025) states that Reitsma confirmed that they have carried out the earthworks in line with the recommendations outlined in the document Prepared by GeoEnviro dated the 8th May 2019. Specifically 7.2 Salinity Issues. 				
G228	EIS	Section 6.3 Risk Assessment: Construction Stages	Construction hours	All construction work to be undertaken strictly during the approved hours of operation, namely, 7.00am to 6.00pm Monday to Friday and 8:00am to 1:00pm on Saturdays. Other restrictions relate to other construction activities on site, to further mitigate impacts. Refer to Preliminary Construction Management Plan (Appendix I) for details, and in particular, sections 2 (Construction Plan), 3 (Environmental Management), and 4 (Construction Traffic Management).	<p>Record sighted:</p> <ul style="list-style-type: none"> - 8 August 2025 sign in record shows that the earliest sign in was around 6.30am by Reitsma. Reitsma (MF) stated that staff usually sign in just before 7 for coffee, toolbox meeting for 7am start. No work started until 7am. The last sign out time stamp indicate that staff signed out just over 5PM. Reitsma (MF) stated that the system automatically signs staff who do not sign out, but no time stamp is shown by the system. Staff usually finished well before 5PM other than those staying at the office for office work. Sign-in record for Saturday 9 August 2025 was at 7.30am for 8 am start and system automatically sign out at 5pm, according to MF. No sign in on Sunday 10 August 2025. <p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (MF) stated that the Site does not have any plan to work on Sunday or public holiday and never did. - System automatically signed staff who did not sign-out, but no time stamp is shown. <p>See also: G42 (B9), G73 (C21), G74 (C22), G75 (C23), G76 (C24), G78 (C26), G83 (C31), G99 (D5), G104 (D10)</p>				
G229	EIS	Section 6.3 Risk Assessment: Construction Stages	Waste	Waste mitigation strategies include the following: <ul style="list-style-type: none"> • All wastes generated will be properly assessed, classified and managed in accordance with the EPA's guidelines to ensure proper treatment, transport and disposal. • Fill material will be reused on site, wherever possible. • Waste collection areas will be located within the hoarding lines for each stage of the school project. • Construction waste generated on site will be removed by a licensed waste contractor and sorted for recycling off-site. • The open burning of waste and other refuse on or near the project site will be prohibited. Refer to Sections 3.5, 5.2 and 5.3 of the Preliminary Construction Management Plan (Appendix I) for details regarding waste management measures proposed. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Aussie Skips monthly reports (May to September 2025): up to 98% recycled materials and no soil waste. - ENRS (30/7/2025) Soil Report, Special Waste (Asbestos) with General Solid Waste (GSW) Chemical Properties (GSW-A). - Waste dockets (79.38t) from Cleanaway Kemps Creek (EPL 4068), which is licensed to receive asbestos waste. - NSW EPA Waste Tracker, transporter is Viking Civil (EPL 21653, which is licensed to transport Category 1 and Category 2 waste). 				

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G230	EIS	Section 6.3 Risk Assessment: Construction Stages	Sediment, erosion and dust controls	The installation of the erosion and sediment control measures as proposed will ameliorate potential impact to water quality in the receiving waters. A monitoring program is also proposed. Stormwater, overland flow and water quality will be managed in accordance with Managing Urban Stormwater Soils and Construction, 4th Edition published by Landcom (the so-called 'Blue Book') and Camden Council requirements, with details provided by Martens & Associates in Appendix R and Appendix U. Refer also to the Preliminary Construction Management Plan (Appendix I). Some of the sediment and erosion mitigation strategies include the following: <ul style="list-style-type: none"> Erosion and sediment control devices will be installed prior to commencement of work in each stage. Use of stabilised site access point and shaker pad at the entry/exit point to each works area. Minimising the area of disturbance during construction and use of sediment devices eg. sediment fences. Controlling surface water flows through each stage of the development. Regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works until the school site is stabilised. 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Interview:</p> <ul style="list-style-type: none"> Reitsma (MF) stated that there is no land stabilisation work on site, noting the Site is generally flat. <p>Observation:</p> <ul style="list-style-type: none"> Sand bags were observed at the stormwater inlet on the road. Sediment fence was observed along the fence on the low grounds and around stormwater inlet onsite. Shaker grids were installed at the Site main entry. The secondary entry comprised a sealed surface. Stockpiles were quite damp, partly covered by geofabric and/or grass. Ground was covered by grass, aggregates/rock or damp. There were no truck or deliveries observed during the site walkover. Streets around the site were not observed to have dirt track or sediment on the road Public road was observed to be generally clean. <p>Record sighted:</p> <ul style="list-style-type: none"> Drawing No PS14-E100 Rev B for diversion swale. Diversion swale has been constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a swale (on 5 m easement next to the neighbouring property) leading to Ingleburn road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction. Weekly Site Inspection Form S07 (24 September 2025) requires the check of sediment, and dust. Reitsma (PB and MF) stated that if required the sediment built up at sediment fences will be cleared. Form checked did not indicate sediment issue. 				
G231	EIS	Section 6.3 Risk Assessment: Construction Stages	Sediment, erosion and dust controls	It is important to note that civil earthworks are a significant component of the Project and as a result, appropriate storm water management and sediment control mechanisms will be put into place for each successive stage of the Project. All construction activities shall be managed in accordance with the Protection of the Environment Operations Act (1997). Construction activities on the project site are to be undertaken such that dust emissions from exposed soil areas and stockpiles comply with the requirements of the 'Blue Book'. Refer to Sections 3 of the Preliminary Construction Management Plan (Appendix I) for details regarding dust management measures proposed. Mitigation measures include the following: <ul style="list-style-type: none"> Controls on plant and employees, and the movement of construction vehicles. Truck shaker grids will be installed at the entry gates to ensure that there is minimal tracking of dirt (and potential dust nuisance) onto the local road system roads. Any tracked dirt will be cleaned daily. Regular watering of site, to reduce dust nuisance. NOTE: Water will not be allowed to enter the street and stormwater systems. Prompt stabilisation and revegetation of disturbed areas. During the carrying out of demolition works all required dust suppression methods will be undertaken including the wetting of the works prior to demolition, the wrapping of demolished materials, and the wetting of the demolished materials prior to removal from the project site. All truck loads to be covered. A register of dust complaints shall be maintained. If dust complaints occur, they will be registered, investigated and responded to in a timely manner to ensure issues are not repeated. Corrective actions will be undertaken following any dust incidents. 	<p>Observation:</p> <ul style="list-style-type: none"> No unacceptable dust was observed. Stockpiles were damp, partly covered by geofabric and/or grass. Truck shaker grids were observed at the main entry gate. The other entry gate is on sealed surface. Road was observed in clean condition. All construction vehicles were observed to be on site and no queuing was observed on the public road noting there was no delivery during audit. <p>Interview:</p> <ul style="list-style-type: none"> Reitsma (PB) stated that regular watering is conducted. Reitsma (PB) stated that there is no land stabilisation work on site. Site is observed to be generally flat. Some slopes were observed at the northern and eastern perimeter, but the sediment fence was observed and soil was observed to unlikely result in erosion and were covered by grass. A retaining wall was built on the north-western boundary. Reitsma (SR) stated that vehicles are not allowed to be on the public road. Delivery is also planned at least a day prior to avoid queuing and school peak period. Traffic is managed as per Construction Traffic Management Plan <p>Record sighted:</p> <ul style="list-style-type: none"> Weekly Site Inspection Form S07 (24 September 2025) was checked for sediment and dust. Complaint record indicated no dust complaint or any other complaint. 				

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CEMP (Construction Environmental Management Plan)									
G232	CEMP	1.5	Permits	<p>The following approvals and permits must be obtained for each stage of the project as required for the works:</p> <p>Construction Certificate: A separate valid Construction Certificate shall be issued prior to commencement of any construction works:</p> <p>Sydney Water Authorisation: A suitable approval will be obtained from Sydney Water, as required</p> <p>Detailed landscaping plans consistent with the issued consent, and prepared by a qualified landscape architect, will form a part of the Construction Certificate application.</p> <p>Notice shall be given to the approving authority at least two (2) days prior to works commencing in accordance with Clause 59 of the EP&A (Development Certification and Fire Safety) Regulation 2021, the notice to include details relating to the following:</p> <p>a) the name and address of the person by whom the notice is being given; b) a description of the work to be carried out; c) the address of the land on which the work is to be carried out; d) the registered number and date of issue of the relevant development consent and construction certificate; e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and f) the date on which the work is intended to commence.</p>	<p>Record sighted: - The CEMP state "Notice shall be given to the approving authority".</p> <p>The site is under the approved SSD, hence Planning was informed via the Notification of Commencement as per SSD Condition C1. Council was consulted and informed per SSD condition such as SSD C24 and C27.</p>				
G233	CEMP	1.5	Permits	An approval under the Roads Act 1993, is required for road works on Byron Road, including the staged construction of a bus bay and dedication to Council, once constructed. Council permits required will be applied for by the relevant contractor with implementation of traffic management in accordance with the contractor's approved Traffic Management Plan.	This item is not triggered as Byron Road work including the construction of a bus bay was completed by Council.				
G234	CEMP	1.5	Permits	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>Record sighted: - Jemena (29/7/2025) Approval.</p> <p>Record sighted previously in Stage 1 Operation Audit (which also applies to Stage 2 as this is already connected for Stage 2): - Endeavour Energy (18 September 2023) Design Certification. UCL10664 – LOT 2, DP 525996, Connection of Load Application: 63 Ingleburn Road, Leppington. - Endeavour Energy (12 August 2024) Notification of Arrangement. - Email from Telstra dated 28 June 2024 which states that the NBN is complete. Interview: - Gran Associates (AR) stated that there is no gas connection within the Stage 1.</p>				
G235	CEMP	1.5	Traffic management	<p>Vehicular construction site access is to be only from Byron Road and local roads, once constructed. Access to the Hall building will be required for several deliveries via Pluto Rd including a mobile crane establishment within the site boundaries</p> <p>The Byron Road roadway is to be kept free of obstruction by work materials and/or plant. All trucks and associated plant are to be kept wholly within the site.</p>	<p>Observation: - The Byron Road roadway was observed to be free of obstruction. - All trucks, equipment and plants were observed to be wholly within the site.</p>				

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G236	CEMP	2.5	Notification: Demolition	<p>At least two (2) working days (i.e. Monday to Friday exclusive of public holidays), the developer or demolition contractor must notify adjoining residents prior to the commencement of any asbestos removal works. Notification is to include all of the following information, at a minimum:</p> <ul style="list-style-type: none"> - The date and time when asbestos removal works will commence. - The name, address and business hours contact number telephone number of the demolisher, contractor and or developer. - The full name and license number of the asbestos removalist. - The telephone number of the WorkCover Hotline 13 10 50. - Warning signs must be placed so as to inform all people in the nearby vicinity that asbestos removal work is taking place in the area. Signs should be placed at all main entry points to the asbestos work area where asbestos is present. These signs should be weatherproof, constructed of light weight material and adequately secured so they remain in prominent locations. The signs should be in accordance with AS 1319-1994 Safety signs for the occupational environment for size, illumination, location and maintenance. 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Stage 2 development does not involve demolition</p>				
G237	CEMP	3.1	Noise Management	<ul style="list-style-type: none"> - Where practicable, switching off equipment when not in use. - Conducting particularly noisy activities for short durations, that is, allowing for intra-day respite periods, where practical. Respite periods shall be considered where activities are particularly noisy or annoying and there are no practical alternative construction methods or plant selection available, or complaints are received. NOTE: These intra-day respite periods are not proposed to apply to those demolition, site preparation, bulk earthworks, construction and construction-related activities that do not generate noise with particularly annoying or intrusive characteristics. - The use of moveable screens for specific work practices. - To minimise vibration from rock breaking, it is recommended that a hydraulic hammer attachment with a pointed 'cone' type hammer is used in place of a flat 'block' type hammer. - The minimum work distances should be observed at all times, especially regarding structural damage guidelines. - Exhaust silencers may be considered to motorised plant and equipment such as the excavators. Silenced plant and equipment could lower noise emission from the exhaust system by 5 to 10dB. - Progress noise monitoring could also be conducted during construction works to provide feedback to site managers as to the level of noise being emitted from the site. 	<p>Observation:</p> <ul style="list-style-type: none"> - There was no vehicle left idle when not in use. - No unacceptable noise was observed during the audit. - No rock breaking or hammering was observed during the audit. - All work was observed to be more than 30m from the surrounding residential building. - Complaint register indicates that there has been no noise complaint or any other complaint during the audit period 				

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G238	CEMP	3.1	Dust Management	<ul style="list-style-type: none"> - Use of wet suppression techniques on all potential dust sources, as practicable. - Controlling plant and employees, and the movement of construction vehicles. - Consultation with local residents, to ensure dust nuisance is minimised. - All permanent bunds and reshaped areas will be revegetated after completion of earthworks (including excavation and backfilling of services trenches). - The period of stockpiling onsite will be minimised where possible, with effective revegetation and rehabilitation of disturbed areas. - The site will be watered, and additional watering will be conducted during high-risk times such as high winds and low rainfall and after receipt of complaints from neighbours. - Covering of all truck loads. - A register of dust complaints shall be maintained. If dust complaints occur, they will be registered, investigated and responded to in a timely manner to ensure issues are not repeated. - Hazardous dust not being allowed to escape from the site. In this regard, the use of fine mesh dust proof screens or other measures should be considered. Any existing accumulations of dust (e.g. ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. - All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries. - During the carrying out of demolition works all required dust suppression methods will be undertaken including the wetting of the works prior to demolition, the wrapping of demolished materials, and the wetting of the demolished materials prior to removal from the project site. - Truck shaker grids will be installed at the entry gates to ensure that there is minimal tracking of dirt onto the local road system roads. Any tracked dirt will be cleaned daily. - Where the construction personnel are required to work in a dusty environment, they will be required wear the appropriate protective clothing and equipment. For dust incidents the following corrective actions will be undertaken: - Apply water sprays to vegetation or other affected areas, where practicable - Cover or water exposed areas. If dust persists, cease the activities. 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Observation:</p> <ul style="list-style-type: none"> - Soil was observed to be damp or cohesive with the bulk, not generating dust. - No visible dust across the site. - Stockpile was damp and partly covered with geofabric or grass. Uncovered stockpiles were small stockpiles that were being worked on and are regularly sprayed according to Reitsma to minimise dust impact. - Complaint register indicate that there has been no dust complaint during the audit period or any other complaint. <p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (MF) stated that if required, when there is more construction work, water cart will be used as needed. - Truck shaker grids were installed at the entry gate. - The local roads were observed to be unaffected by sediment or dirt from the truck. 				
G239	CEMP	3.2	Sediment Erosion Control Measures	<ul style="list-style-type: none"> - Erosion and sediment control devices will be installed prior to commencement of work in each stage in accordance with the Martens & Associates engineering plans, to accept stormwater runoff from all proposed works areas. - Stabilised site access point and shaker pad at the entry/exit point to each works area. - Minimise the area of soils exposed and conserve topsoil for re-use on site, where possible. - Identify and protect proposed stockpile locations. - Diverts clean run-off around disturbed areas. and minimise surface run-off. - Disturbed areas are promptly rehabilitated. - Trap sediment on site. - Sediment fences are to be constructed along the lower side of the school site, parallel to the contours of the site. - Use of earth banks in higher flow areas. - Sediment barriers to be installed on site, to be located as close as possible to being parallel to the contours of the site. - Build stockpiles in the centre of the site- refer Martens & Associates diagrams. - The stockpiles are to be constructed on the contour as low, flat, elongated mounds. - Carry out regular monitoring and maintenance of erosion and sediment control measures and rehabilitation works until the school site is stabilised (includes landscaping). Sediment will be removed immediately following rainfall events when the operating capacity of the devices is impaired. - Remove sediment fences and inlet filters after the establishment of the landscaping and grass cover 	<p>Observation:</p> <ul style="list-style-type: none"> - Sand bags were placed near the stormwater inlet on the road. - Sediment fences were observed along the fences on the low grounds and around stormwater inlet on site. - Truck shaker grids were installed at the main entry gate. - Stockpile was damp and partly covered with geofabric or grass. Uncovered stockpiles were small stockpiles that were being worked on and are regularly sprayed according to Reitsma to minimise dust impact. - Some ground was covered by aggregates or damp. - Streets around the site were not observed to have dirt track or sediment on the road. - Public road was observed to be generally clean. <p>Record sighted:</p> <ul style="list-style-type: none"> - Site Weekly Inspection Form S07 (24 September 2025) indicates the observation of sediment and site silt protection. Reitsma (MF) stated that if required the sediment built up at sediment fences will be cleared. - Drawing No PS14-E100 Rev B for diversion swale. Diversion swale is constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a swale (on 5 m easement next to the neighbouring property) leading to Ingleburn road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction. 				

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G240	CEMP	3.2	Maintenance of Sediment Erosion Control	<ul style="list-style-type: none"> - Maintaining all sediment controls weekly and undertaking thorough checks of all controls prior to any major weather events Where excessive siltation or scouring or deterioration in water quality is found to occur the following measures will be adopted: <ul style="list-style-type: none"> - Locate the source of water quality deterioration. - Temporary controls are to be established to prevent further deterioration. - Existing sediment and erosion controls are to be restored or upgraded. - Surface flows are to be directed away from the areas susceptible to Erosion Areas suffering from erosion are to be covered and/or protected with turf. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Site Weekly Inspection Form S07 (24 September 2025) indicates the observation of sediment and site silt protection. Reitsma (MF) stated that if required the sediment built up at sediment fences will be cleared. - Drawing No PS14-E100 Rev B for diversion swale. Diversion swale is constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a swale (on 5 m easement next to the neighbouring property) leading to Ingleburn road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction. <p>Observation:</p> <ul style="list-style-type: none"> - Sand bags were placed near the stormwater inlet on the road. - Sediment fence was observed along the fence on the low grounds and around stormwater inlet on site. - There was no evidence of increased stormwater runoff from the site during the audit. 				
G241	CEMP	3.5-3.8	Weed, external lighting, and odour	<ul style="list-style-type: none"> - Weed dispersion must be minimised and weed infestations must be managed during all stages of the development. - Any external lighting is to be in compliance with AS4282:1997 Control of the obtrusive effects of outdoor lighting. - All onsite putrescible waste from the amenities areas will be housed in a waste bin with a lid that will be collected on a regular basis. - Mitigate any offending odour escaping from the site. - Open burning of waste and other refuse on or near the project site will be prohibited. 	<p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (SR) stated that weed spraying on the work ground (other than stockpile) was conducted recently and is conducted regularly. <p>Observation:</p> <ul style="list-style-type: none"> - No notable odour observed during the Audit. - No open burning observed. - No external lighting observed in Stage 2 construction area. - Waste was observed to be in the bins provided and no soil were noted in the bins 				
G242	CEMP	4	Construction Traffic	<ul style="list-style-type: none"> - Prior to the commencement of construction, design plans are to be submitted to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of all construction vehicles. - All transport vehicles to have proper noise attenuation and to be maintained in good order. - Queuing will be forbidden in local streets. Truck movements will be staggered to prevent queuing occurring. - Vehicle and machinery movements during works will be restricted to designated areas within the site. - Oversize truck movements (predominantly floats) will only occur during approved hours 10.00am to 2.00pm and will not operate during peak traffic curfews. - Traffic will be confined to maintained tracks and roads. All construction vehicles (excluding worker 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 before stopping. - All vehicles will be restricted to the on site speed limit of 25 km/hr. - Adequate off-road parking will be provided for construction vehicles and construction workforce vehicles. - All trucks and earthmoving machinery on site will have fitted, and will maintain, reversing lights and reversing alarms for on site safety. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Construction Traffic Management Plan that details the access and turning path of construction vehicles has been submitted to council (see C24). - In the updated Construction Traffic Management Plan, the waste area provides option to reverse vehicle to go out in a forward direction. Construction Traffic Management Plan Section 14.6 also states that "If any vehicle needs to reverse, in or around the site, for any reason they will do so under Stop / Slow conditions with authorised Traffic Controllers and a qualified spotter." <p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (MF) stated that all heavy machineries are equipped with 'quackers'. <p>Observation:</p> <ul style="list-style-type: none"> - Quackers were observed on reversing vehicles. - All construction vehicles were observed to be on site and no queuing was observed on the public road noting there was no delivery during audit. <p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (SR) stated that they don't allow any vehicle to be on the public road. Delivery is also planned to be outside the school peak drop off and pick up period. - Traffic is managed as per Construction Traffic Management Plan - There is no road on site, it will be quite challenging to exceed 25km/hr speed. - Site has on site parking. There are plenty road parking around the site that is not occupied. 				
G243	CEMP	4.6	Monitoring	<ul style="list-style-type: none"> - Construction roads will be inspected to ensure road conditions support safe working and driving. Following periods of heavy rain or adverse conditions, on-site construction roads will be inspected prior to heavy vehicle traffic use to ensure driver and vehicle safety 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Form S07 (24 September 2025) indicates that the site is inspected following any weather event and/or weekly. 				

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G244	CEMP	5.2 - 5.3	Waste Management Measures	<ul style="list-style-type: none"> - All waste generated (including waste soil) during the project is assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (Department of Environment Climate Change and Water, December 2009). - Ensuring that construction wastes are only disposed of to licensed facilities. - The body of any vehicle or trailer, used to transport waste or excavation spoil from the premises, is covered before leaving the premises to prevent any spill or escape of any dust, waste, or spoil from the vehicle or trailer. - Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site, is removed before the vehicle, trailer or motorised plant leaves the premises. - Recycling and reuse of all materials, where possible. - Disposing of general waste that is not recyclable to an approved Waste Management Facility. No waste collection services to be undertaken outside the hours of 7.30 am to 6.00 pm Monday to Friday. - Ensuring that material being transported to or from the site is secure. - Prior to the commencement of the removal of any waste material, ie excavated or demolition material from the site, the contractor will notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site. (refer SSDA condition C30) - Segregation of construction materials on the project site - Monitoring the use of waste and recycling bins on site (to be included in any tender documentation). This will entail keeping records of quantities of waste and recycled materials disposed of, and the destinations of these materials. - General waste to be collected by a licensed waste contractor and disposed of at a licensed waste disposal facility. - Waste collection areas will be located within the hoarding lines for each stage of the school project. - Each proposed bin storage area has been designed to accommodate vehicle movements - Screening will be provided around the bins to control dust and loose material as necessary. - Separate bins to be provided for each type of recyclable material. 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Observation:</p> <ul style="list-style-type: none"> - Site Aussie Skip Bin was sighted on site. - All bins were observed within the site. <p>Record sighted:</p> <ul style="list-style-type: none"> - ENRS (30/7/2025) Soil Report, Special Waste (Asbestos) with General Solid Waste (GSW) Chemical Properties (GSW-A). - Safework Notice of intent to remove friable asbestos form (11 August 2025) - Waste docket (79.38t) from Cleanaway Kemps Creek (EPL 4068), which is licensed to receive asbestos waste. - NSW EPA Waste Tracker, transporter is Viking Civil (EPL 21653, which is licensed to transport Category 1 and Category 2 waste). - Aussie Skips monthly reports (May to September 2025): up to 98% recycled materials and no soil waste. 				
G245	CEMP	6	Monitoring	<ul style="list-style-type: none"> - Construction operations will be monitored to ensure that it proceeds as explained in this document. Regular inspection will be completed as detailed in this plan to capture any non-compliances with this CEMP or relative standards or codes. - Residents will be notified of the project commencement through a letter box drop 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Reitsma Amity College Leppington project website (1 October 2025) : letter drop for the neighbours. 				
G246	CEMP	6.4	Emergency Management Plan	<ul style="list-style-type: none"> - Head Contractor will be required to prepare an Emergency Management Plan specific to the stage of the school project. 	<p>Emergency Management Plan is provided in Reitsma CEMP.</p>				

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Construction Traffic Management Plan									
G247	Construction Traffic Management Plan	14	Access and Egress of Vehicle	<ul style="list-style-type: none"> - Qualified Traffic Controllers (RMS Certified) may be on site during some works to regulate Traffic and Pedestrians to ensure safety during vehicle movements on and off the works site. In most cases this would be for the reversing of vehicles onto and exiting the works site. - At points of vehicle egress the traffic controllers will ensure all drivers will "give way to Pedestrians" before exiting. All vehicles leaving the site must be free of mud or any other debris and it is the responsibility of each driver to check their vehicles prior to leaving. - All exiting trucks will be loaded to their prescribed weight limits and trucks will be covered with a tarpaulin or like prior to exiting the site as required. - All drivers are to turn off any beacons/warning lights operating on their vehicles when leaving site. - Traffic Controllers will also ensure no unauthorized pedestrians or unauthorized vehicles enter the Construction Site as required, various control measures i.e., Site Gates/Fences will be utilised to secure the site. - Works will have minimal effect on pedestrian movements and appropriate measures will be put in place to limit any disruption, pedestrian access will be safely maintained always. - To ensure a smoother operation it is recommended that this CTMP and all plans associated should be forwarded to all contractors engaged who will be delivering/leaving the site prior to their arrival to ensure they are aware of travel routes etc. - No queuing or marshalling of trucks is permitted on any public road. - No vehicles shall be reversing onto the site at any time. All vehicles should drive into the work zone then drive out. - If any vehicle needs to reverse, in or around the site, for any reason they will do so under Stop / Slow conditions with authorised Traffic Controllers and a qualified spotter. 	<p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (MF) stated that since the commencement of Stage 2 construction, there has been no traffic controller required yet. Traffic controller is expected during the Road 2 construction. - Reitsma (PB) stated that the secondary access gate on Pluto Ave. is used to receive some deliveries but very rarely. <p>Observation:</p> <ul style="list-style-type: none"> - Site does not have road on site, only parking spaces on gravels. - Council roads around the site were observed to be maintained, safe for use, and free from sediment. - Construction main access gate has adequate area for vehicle to turn back out. <p>Record sighted:</p> <ul style="list-style-type: none"> - Weekly Site Inspection Form S07 requires observation of traffic controller. - Requirement for traffic controller is included in Construction Traffic Management Plan for the main gate. 				
G248	Construction Traffic Management Plan	15.1	Parking	<ul style="list-style-type: none"> - There will be internal site parking spaces for workers, (workers and deliveries are not permitted to block access to residential or Business properties) - Residents and other businesses are to be granted access to their properties at all times. - All items, machinery and equipment associated with the development, including but not limited to concrete pumps and construction cranes, will be located wholly on the site during all stage of works, unless otherwise approved by Council prior to commencement of said works. - Footpaths and other Council assets will be maintained and repaired when identified, for the duration of the development. 	<p>Observation:</p> <ul style="list-style-type: none"> - Adequate internal parking was observed. - There was no observed obstruction to residents around the site. - All items, machinery and equipment were observed wholly within the site. - Footpaths were clear from construction materials and were in good condition. 				
G249	Construction Traffic Management Plan	18	Vehicle usage on site (condition of entry)	<p>Our conditions of entry for use of vehicles/plant on site are as follows:</p> <ul style="list-style-type: none"> • All operators of plant and vehicles must hold appropriate vehicle/plant licenses, appointments, competencies. • All vehicles and plant are always to be operated in a safe manner. • Operators must be inducted to site and have received the positive communication training. Vehicles rarely accessing the site (such as delivery vehicles or work vans/utilities) may do so only after having received a verbal brief. • Any material removed from site shall be transported in accordance with the relevant government regulations and approvals. 	<p>Record:</p> <ul style="list-style-type: none"> - Examples of SafeWork licence for crane operator (NR). - Safety induction (form S01, live document) and toolbox 3/9/2025, 10/9/2025 - minimum conducted weekly) were sighted. - NSW EPA Waste Tracker, transporter is Viking Civil (EPL 21653, which is licensed to transport Category 1 and Category 2 waste). <p>Observation:</p> <ul style="list-style-type: none"> - No vehicle was observed coming or leaving site during site audit. 				
G250	Construction Traffic Management Plan	23	Cranes	<p>A mobile crane or tower crane will be used for this project.</p> <p>If cranes are required for any other work outside work boundaries, permits will be applied for through Police, Council, and the Transport Management and sufficient residential notification will be completed prior to the commencement.</p>	<p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (PB) stated that no permit is anticipated as all the work will be conducted within site boundary. - Reitsma (PB) stated that tower crane is not foreseen. 				

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G251	Construction Waste Management Plan	4	Construction and Demolition Waste	<ul style="list-style-type: none"> - Segregating wastes generated on site, using different skip bins for recycling and waste, with separate bins for different recyclable materials - Discussion about the site's waste management and recycling policies and practices with employees and subcontractors during site inductions and tool box talks - Ensuring all waste disposal bins are clearly marked - Keeping records of quantities of waste and recycled materials disposed of, and the destinations of these materials - Ensuring that wastes are only disposed of to licenced facilities - Concrete waste would be scraped up from the ground and collected in a dedicated bin for transport to a licensed construction waste processing facility. Washouts will occur into a designated bin or sealed pond were solids would be disposed into appropriate waste bin. Waste water would evaporate from the bin or disposed of via a specialised facility. 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Record sighted:</p> <ul style="list-style-type: none"> - Aussie Skips monthly reports (May to September 2025): up to 98% recycled materials and no soil waste. - ENRS (30/7/2025) Soil Report, Special Waste (Asbestos) with General Solid Waste (GSW) Chemical Properties (GSW-A). - Waste dockets (79.38t) from Cleanaway Kemps Creek (EPL 4068), which is licensed to receive asbestos waste. - NSW EPA Waste Tracker, transporter is Viking Civil (EPL 21653, which is licensed to transport Category 1 and Category 2 waste). <p>Observation:</p> <ul style="list-style-type: none"> - Skip bin and spill kit waste bins observed on site were observed to be clearly marked. - Skip bin and spill kit waste bins were observed on site. - Spill kit bins only contain unused spill kits. - Concrete tray was observed and is used to evaporate concrete slurry. Dried concrete waste will be disposed in the skip bin for recycling. 																				
Community Communication Strategy																									
G252	Community Communication Strategy	7.3	Work Notification Process	<p>- Notifications will be distributed in person via letterbox drop, via the School and electronically via email.</p> <table border="1"> <caption>Table 7.1: Notification periods</caption> <thead> <tr> <th>Works activity</th> <th>Minimum community notification period</th> </tr> </thead> <tbody> <tr> <td>Notification to communities following major incident</td> <td>Same day</td> </tr> <tr> <td>Emergency works/unforeseen events</td> <td>Same day</td> </tr> <tr> <td>Contamination management and notification</td> <td>Within 48 hours</td> </tr> <tr> <td>Upcoming works notification (minimum disruption)</td> <td>5-7 days</td> </tr> <tr> <td>Notifications regarding traffic changes, parking impacts, road closures, and/or detours</td> <td>10-14 days</td> </tr> <tr> <td>Notifications regarding operational changes for the school community</td> <td>10-14 days</td> </tr> <tr> <td>Notifications regarding major construction impacts or planned out of hours work</td> <td>10-14 days</td> </tr> </tbody> </table>	Works activity	Minimum community notification period	Notification to communities following major incident	Same day	Emergency works/unforeseen events	Same day	Contamination management and notification	Within 48 hours	Upcoming works notification (minimum disruption)	5-7 days	Notifications regarding traffic changes, parking impacts, road closures, and/or detours	10-14 days	Notifications regarding operational changes for the school community	10-14 days	Notifications regarding major construction impacts or planned out of hours work	10-14 days	<p>Record sighted:</p> <ul style="list-style-type: none"> - Reitsma Amity College Leppington project website (1 October 2025) : letter drop for the neighbours. 				
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G253	Community Communication Strategy	8	Disputes and Conflict Resolution	<ul style="list-style-type: none"> - Complaints are to be closed within 48 hours. - Enquiries to be logged and closed out within 7 days (except it is received via a letter, which closeout is aimed at 10 days) <p>If the complainant is not satisfied with Amity College's response, and they approach Amity College for rectification, the process will involve a secondary review of their complaint as per the outlined process.</p> <p>Complaints will be escalated when:</p> <ul style="list-style-type: none"> - An activity at the Amity College school site generates three complaints within a 24-hour period (separate complainants). - Three or more complaints are received in regard to Any construction activity over a 24-hour period. - A single complainant reports within a three day period. - A complainant threatens to escalate their issue to the media or government representative. - The complaint was avoidable. - The complaint relates to a compliance matter. 	<p>Interview:</p> <ul style="list-style-type: none"> - Reitsma (PB) stated that no complaints received for Stage 2 to date. <p>Record sighted:</p> <ul style="list-style-type: none"> - Complaint register shows no complaint to date. 	The item is considered non-triggered as there has not been any complaint.																			

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Construction Soil and Water Management Plan															
G254	Construction Soil and Water Management Plan	5	Measures that will be implemented	<p>Monitoring these levels will consist of:</p> <ul style="list-style-type: none"> - A logbook of complaints and incidents will be maintained. - An extensive plan to control and manage soil and water must be processed and reported; - New upcoming issues must be documented and registered. - All mitigation measures to be implemented to manage soil and water. 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Interview: - Reitsma (PB) stated that there have been no complaints and incidents to date.</p> <p>Record sighted: - Complaint register shows to complaint to date. - Site Weekly Inspection Form S07 (24 September 2025) showed that evidence of sediment around the site was checked. Reitsma (PB and MF) stated that if required the sediment built up at sediment fences will be cleared. - Drawing No PS14-E100 Rev B for diversion swale. Diversion swale has been constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a swale (on 5 m easement next to the neighbouring property) leading to Ingleburn road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction.</p> <p>Observation: - Sand bags were placed at the stormwater inlet on the road. - Sediment fence was observed along the fence on the low grounds and around was inlet on site. - Ground was covered by grass, aggregates/rock or damp. - Shaker grids were installed at the Site main entry. The secondary entry is a sealed surface. - Streets around the site were not observed to have dirt track or sediment on the road. - Public road was observed to be generally clean.</p>										
G255	Construction Soil and Water Management Plan	5.1	Soil Erosion and Sediment Control Plan	<p>Each control will be managed and installed prior to the beginning of the early works construction. The controls implemented, and will include, as a minimum:</p> <ul style="list-style-type: none"> • Use of silt fences, drains and sediment traps as relevant throughout construction works • Earthworks to be kept at a minimum near waterways and drainage lines • Weather must be considered when planning day-to-day construction works • Install and maintain soil erosion sediment control fence to downstream onto the side of the job site • Install and maintain a wire mesh and gravel sediment filter to existing kerb inlet pits in accordance with the 'Blue Book' • Other impending soil and water contaminants should be reported to the site supervisor and recorded to implement safe and proper mitigation measures for effective performance. 	<p>Observation: - Sand bags were placed at the stormwater inlet on the road. - Sediment fence was observed along the fence on the low grounds and around was inlet on site. - Earthworks were observed to be away from drainage. No waterways on site. - 2 swales were on site. One direct the stormwater from the west side of the site to the OSD. Another direct the stormwater from the east side of the proposed road to the pit equipped with filter.</p> <p>Record: - Drawing No PS14-E100 Rev B for diversion swale. Diversion swale has been constructed to divert the site stormwater flow to the OSD. Another swale is being constructed on the other side of the proposed road to direct the stormwater to a pit, filter and out to a swale (on 5 m easement next to the neighbouring property) leading to Ingleburn road. With this set-up, stormwater should not flow to the low ground located north-east and east of the site (towards 69 Ingleburn Road). Reitsma stated that they aim to complete the swale construction by the mid November 2025. At present, stormwater is already being collected in the pit, filtered and discharged to the swale area that is still under construction.</p>										
G256	Construction Soil and Water Management Plan	5.2	Wet Weather Conditions	<p>Using daily weather updates from the Bureau of Meteorology provides information to construction personnel with purpose of implementing productive operations in case of wet weather conditions. The table below indicates the measures taken if weather conditions change:</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>ACTION</th> </tr> </thead> <tbody> <tr> <td>Storage of Equipment</td> <td>Sufficient storage capacity is available in the event of wet weather conditions which will include: <ul style="list-style-type: none"> - Controls are correctly in place and maintained - Sheds and containers will be placed in existing handstand pavements </td> </tr> <tr> <td>Stabilisation of the site</td> <td>Rumble bar cattle grid is to be installed as the indicative stabilised site accessway for all construction workers driving into site. This ensures that soil will not attach onto truck wheels and end up on public roads.</td> </tr> </tbody> </table>	DESCRIPTION	ACTION	Storage of Equipment	Sufficient storage capacity is available in the event of wet weather conditions which will include: <ul style="list-style-type: none"> - Controls are correctly in place and maintained - Sheds and containers will be placed in existing handstand pavements 	Stabilisation of the site	Rumble bar cattle grid is to be installed as the indicative stabilised site accessway for all construction workers driving into site. This ensures that soil will not attach onto truck wheels and end up on public roads.	<p>Observation: - Shaker grids were installed at the site main entry. The secondary entry was on sealed surface.</p> <p>Interview: - Reitsma (PB) stated that WHS Manager sends weather alerts to all staff to check loose items, sediment controls, etc.</p> <p>Record sighted: - Reitsma (7/10/2025) Geosyntec ID 256 which provides confirmation that daily weather apps are used to monitor weather conditions. WHS Manager issues weather alerts. - Staff Intranet has a link to the BoM. - Emails from EHS Manager on weather warning (28 August 2025, 10 September 2025, 22 September 2025).</p>				
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G257	Construction Soil and Water Management Plan	5.3	Water Quality	<ul style="list-style-type: none"> Construction shall be programmed during dry conditions when wetlands and waterways are dry. Plant equipment are not to be cleaned, refuelled, or serviced within 20m of stormwater drains/swales/waterways. Soil or debris that enters waterways shall be removed immediately for any further contamination. Appropriate erosion controls must be established, inspected, and maintained. 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Observation: - There is no waterway within Stage 2 area. Two swales were observed on site to direct the stormwater into OSD or pit behind the Road 2 site. - Concrete hardstand observed near site compound for refuelling area. - Spill kit was observed in the vicinity.</p> <p>Interview: - Reitsma (PB) stated cleaning of equipment is conducted at the cattle grid.</p>																			
G258	Construction Soil and Water Management Plan	5.4	Protection of Flora and Fauna	<ul style="list-style-type: none"> Site vegetation adjacent to construction area shall not be impacted by construction works. Boundaries are to be fenced off and flora clearly marked prior to the construction works. A qualified arborist shall be engaged to undertake tree protection/removal plans (see Tree Protection Plan). Native fauna to be handled or harmed and must be protected from being trapped. 	<p>Observation: - Vegetation in the neighbouring site was observed to be undisturbed. - No tree was observed in Stage 2, they have been removed as part of Stage 1 works. - Site was fenced.</p>																			
G259	Construction Soil and Water Management Plan	5.6	Training, Monitoring, and Reporting	<table border="1"> <thead> <tr> <th>ACTIVITY</th> <th>ASPECT</th> <th>RESOURCE</th> <th>RESPONSIBILITY</th> <th>ACTION REQUIRED</th> </tr> </thead> <tbody> <tr> <td>Visual check-ups</td> <td>Sediment Control Water Quality Controls</td> <td>Supervisor Report Log</td> <td>All construction personnel</td> <td>Weekly monitoring of control plans or after significant rain events</td> </tr> <tr> <td>Wet Weather Conditions</td> <td>All soil and water management plans affected on job site</td> <td>Supervisor Report Log</td> <td>Supervisor and all construction workers</td> <td>Supervisor and all construction workers to withhold all construction works</td> </tr> </tbody> </table>	ACTIVITY	ASPECT	RESOURCE	RESPONSIBILITY	ACTION REQUIRED	Visual check-ups	Sediment Control Water Quality Controls	Supervisor Report Log	All construction personnel	Weekly monitoring of control plans or after significant rain events	Wet Weather Conditions	All soil and water management plans affected on job site	Supervisor Report Log	Supervisor and all construction workers	Supervisor and all construction workers to withhold all construction works	<p>Record sighted: - Reitsma Form S07 Weekly Site Inspection (24 September 2025) indicates that presence of sediment is checked as part of silt protection. Reitsma (MF) stated that if required the sediment built up at sediment fences will be cleared. - Reitsma Form S07 Weekly Site Inspection (30/7/2025-6/8/2025), which indicated checks on silt protection. This week was noted to have wet weather in Site Diary.</p> <p>Interview: - Reitsma (PB) stated during wet weather, site carpark is locked to prevent mud tracking as Council issues \$30,000 fine if road is affected by site activities.</p>				
ACTIVITY	ASPECT	RESOURCE	RESPONSIBILITY	ACTION REQUIRED																				
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Day Design Construction Noise and Vibration Management Sub-Plan (CNVMSP)																								
G260	Construction Noise and Vibration Management Sub-Plan (CNVMSP)	5.4	Vibration Impacts	We recommend that compliance monitoring of ground borne vibration is carried out at the nearest residence, if vibratory machinery such as pile drivers, jack hammers and the like are used on site.	<p>Interview: - Reitsma (PB) stated that pile drivers, jack hammers and the like have not been used.</p>	This condition is considered non-triggered as pile drivers, jack hammers and the like have not been used.																		

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G261	Construction Noise and Vibration Management Sub-Plan (CNVMSP)	6	MITIGATION RECOMMENDATIONS	<p>The following work practices are recommended to be implemented where necessary, to reduce noise emission as far as reasonably practicable:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Works to be staged to minimise noise impact; <input type="checkbox"/> Methodology of demolition will be carried out so that noisy activities do not occur concurrently where possible; <input type="checkbox"/> Impact noise will be limited; <input type="checkbox"/> Substitution of equipment will be considered to minimise noise (Section 6.4); <input type="checkbox"/> Impulsive and tonal noise is restricted to the hours of 9.00 am to 4.00 pm Monday, Friday, and continuous blocks will not exceed three hours each with a minimum respite from those activities and works of not less than one hour between each block (Section 6.7); <input type="checkbox"/> Management plan to ensure construction vehicles arrive and depart during construction hours only; <input type="checkbox"/> Reversing alarms to be of "quacker" broadband alarm style. <p>Acoustical enclosures around items of mobile plant such as generators is recommended where extended use for long periods of time is expected.</p> <p>Generators and compressors be located as far away as practicable from the nearest residences</p> <p>Use quieter methods and equipment Maintain equipment</p> <p>Works that result in impulsive or tonal noise emissions shall only be undertaken (Condition D8):</p> <ul style="list-style-type: none"> <input type="checkbox"/> 9:00 am and 12:00 pm and 2:00 pm and 5:00 pm Monday to Friday inclusive; and <input type="checkbox"/> 9:00 am and 12:00 pm Saturday 	<p>website: https://amity.nsw.edu.au/about/schools/leppington-progress</p> <p>Observation: - There was no unacceptable noise work during the site audit. - Equipment maintenance record indicates no high noise equipment.</p> <p>Record sighted: - Boom pump (Concrete pump) Plant Compliance Checklist shows 70dB at the equipment.</p> <p>Interview: - Reitsma (PB) stated that the site equipment noise level was recorded, no unacceptable noise equipment on site. - Reitsma (MF) stated that boom pump was only on site on some days and dB level is within the limit assessed in the Noise Management Plan.</p> <p>Record sighted: - Plant Compliant checklist listed tele handler was serviced on 26/5/25. - Plant Register Form 05 indicates if plant has left site or due for service. Service is up to date.</p>				
G262	Construction Noise and Vibration Management Sub-Plan (CNVMSP)	6.12	Noise Monitoring	<p>In the event of a noise complaint, monitoring shall be carried out at the complainant's residence to determine which activities are generating excessive noise. If practicable, noise mitigation measures, such as those outlined above, shall be implemented and further monitoring shall then be employed to determine the effectiveness of noise mitigation.</p> <p>Requirement of Noise monitoring equipment and monitoring procedure shall follow Section 6.14 to 6.16 of Day Design (May 2025)</p>	<p>Record sighted: - Complaint record did not indicate any noise complaint.</p>	This item is considered non-triggered as there has been no noise complaint.			
G263	Construction Noise and Vibration Management Sub-Plan (CNVMSP)	6.13	Vibration Monitoring	<p>If high impact activities, such as rock hammering or piling are to be conducted at any time during each stage, vibration measurements may be carried out at a residence within each of the nearest receptor locations at the commencement of high impact activities to determine the maximum levels of vibration during these peak vibration generating events.</p> <p>In the event of an exceedance of the Peak Particle Velocity (PPV) vibration criteria as defined in Table 5, unattended vibration monitor or monitors shall be installed at each residential location where an exceedance was measured. Unattended vibration monitors shall have the capability to trigger an alert to make the site manager and/or plant operator aware immediately when the vibration limit is exceeded. The vibration monitor should be set to trigger the alert when the overall PPV exceeds the criteria within each frequency range, as stipulated in Table 5, at the nearest residential building.</p> <p>In the event that levels of ground-borne vibration exceed the recommended acceptable levels for cosmetic damage vibration causing works should cease immediately and alternative methods shall be considered.</p>	<p>Interview: - Reitsma (PB) stated that pile drivers, jack hammers and the like have not been used.</p>	This condition is considered non-triggered as pile drivers, jack hammers and the like have not been used.			

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