

Appendix 1 – Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in the table below. These measures have been derived from the assessment in the REF and those detailed in appended consultants' reports.

	Department of Education Standard Mitigation Measures		Bespoke Mitigation Measures
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Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
General					
General	GMM1	Approvals	These Mitigation Measures do not remove the obligation to obtain all other licences, permits, approvals and consents as required under any other legislation.	Design, Construction, Operation	
General	GMM2	Preschools	These Mitigation Measures do not remove the obligation to obtain all approvals or certificates under the <i>Education and Care Services National Regulations 2011</i> for all preschool works. For enquiries on requirements please contact the NSW ECEC Regulatory Authority on ECECD@det.nsw.edu.au	Design, Construction, Operation	
General	GMM3	Australian Standards	All works must comply with the relevant Australian Standards.	Construction, Operation	
General	GMM4	Crown Certificate	A Crown Certificate under Section 6.28 of the Environmental Planning and Assessment Act 1979 is to be obtained by a registered Certifier prior to any work commencing.	Pre-construction	
General	GMM5	Landowners Consent	Landowners consent must be obtained in writing from the relevant landowner authority.	Pre-construction	
Community					

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
Community	CEMM1	Work Notification	DoE's Post Approval and Compliance Team, the relevant local Council and the occupiers of any land within 20 metres of the site boundary must be notified in writing of the project. The notice must outline the works to be undertaken, the expected timing for commencement of, and completion of construction works. A minimum period of 48 hours notification prior to the commencement of any construction work must be given.	Pre-construction	
Community	CEMM2	Site Notice Board	A site notice board must be located at eye level at the entrance or other appropriate location at the site in a prominent position for the benefit of the community. The site notice must be displayed throughout the entire construction period, be A1 sized, durable, weatherproof and include the following information: a) 24-hour contact person for the site; b) Telephone and email addresses; c) Site works and timeframes; and d) Details of where accessible project information can be sourced.	Pre-construction	
Community	CEMM3	Complaints Handling	All complaints must be managed in accordance with DoE's Stakeholder and Community Participation Plan.	Pre-construction, Construction	
Compliance					
Compliance	PACM M1	Compliance with Mitigation Measures	All relevant personnel, including contractors and their subcontractors, must be made aware of these Mitigation Measures and the requirement to undertake the activity as per these Mitigation Measures.	Design, Construction, Operation	
Compliance	PACM M2	Non-Compliance Notification	DoE's Post Approval Team must be notified as soon as practical when any non-compliance with a condition/mitigation measure is identified. The notification should identify the relevant works, set out the condition/mitigation measure that works are non-compliant with, the way in which it does not comply, any known reasons for the non-compliance and what actions have been, or will be undertaken, to address the non-compliance. <i>Note: Non-compliance and incident notifications processes are set out in the Post Approvals Guide. All notifications must be recorded using the digital Non-Compliance Notification Form or the Incident Notification Form.</i>	Design, Construction, Operation	
Compliance	PACM M3	Independent Audits	A risk-based program of independent audits must be prepared for the work, having regard to the <i>AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems</i> . Audits are to be undertaken by suitably qualified personnel independent to the works and documented in an audit report which:	Design, Construction, Operation	

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			<ul style="list-style-type: none"> a) Assesses how the Mitigation Measures are being satisfied; b) Outlines the adequacy of any documents required under the Mitigation Measures; c) Outlines the performance of the works with respect to any impacts on the surrounding environment including the local community; and d) Recommends any measures or actions to improve the performance of the works, if deemed required. <p>The independent audit program is to be provided to the relevant DoE Project Lead and DoE Post Approval and Compliance Team for agreement.</p>		
Compliance	PACM M4	Independent Audits	<p>The Independent Audits must be carried out in accordance with the approved audit program.</p> <p>Each Independent Audit Report is to be finalised within four weeks from the auditor's site inspection or where an alternative timeframe is agreed to by the Post Approval and Compliance Team.</p> <p>Each Independent Audit Report is to be provided to the relevant DoE Project Lead and DoE Post Approval and Compliance Team within 7 days of completion of the report</p>	Design, Construction, Operation	
Compliance	PACM M5	Status Report	The Project Lead must submit a Status Report to the Post Approvals and Compliance Team demonstrating compliance with the Mitigation Measures upon completion of the works.	One week prior to the commencement of Operations	
Construction Management					
Construction	CMM1	Demolition	Any demolition work must be undertaken in accordance with the provisions of <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> .	Construction	
Construction	CMM2	Construction Environmental Management Plan	<p>A Construction Environmental Management Plan (CEMP) is to be prepared and implemented having regard to the <i>Environmental Management Guidelines for Construction Procurement (Edition 4)</i>, and is to include where relevant, but not limited to, the following:</p> <ul style="list-style-type: none"> a) Details of: <ul style="list-style-type: none"> i. Hours of work; ii. 24-hour contact details of site manager; iii. Management of dust and odour; 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; 	Construction	

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
			<ul style="list-style-type: none"> vi. Any other specific environmental construction Mitigation Measures detailed in the REF; vii. Any requirements outlined in any relevant approvals, permits, licences or landowner consents; and viii. Community consultation and complaints handling in line with DoE's Stakeholder and Community Participation Plan. <p>b) Aerial Site Plan showing the location of the works;</p> <p>c) The following, where required by Mitigation Measures:</p> <ul style="list-style-type: none"> i. Construction Traffic and Pedestrian Management; ii. Construction Worker Transport Strategy iii. Construction Noise and Vibration Management; iv. Construction Waste Management (including details on contaminated waste); v. Construction Air Quality and Dust Management; vi. Construction Soil and Water Management; vii. Construction Flood Management; viii. Aboriginal/Non-Aboriginal Heritage Management; and ix. Demolition Work Plan <p>d) Construction Tree Protection Plan;</p> <p>e) Erosion and Sediment Control Plan;</p> <p>f) Unexpected finds protocol for Aboriginal and non-Aboriginal heritage;</p> <p>g) Unexpected finds protocol for contamination;</p> <p>h) Construction Emergency Management Plan;</p> <p>i) Training of responsibilities/heritage site inductions under the <i>National Parks and Wildlife Act 1975</i>, <i>Heritage Act 1977</i> and any other relevant legislation, as relevant to the works.</p>		
Construction	CMM3	Construction Fencing	Construction site fencing is to be installed around the site. Construction vehicle and pedestrian access points to / from the site are to be clearly designated, signposted and controlled for authorised access only.	Construction	
Construction	CMM5	Construction Hazardous Materials	A spill containment kit must be available at all times on the construction site. All personnel must be made aware of the location of the kit and trained in its effective deployment.	Construction	
Construction	CMM6	Construction Materials	All materials must be wholly contained within the construction site. The requirements of the <i>Protection of the Environment Operations Act 1997</i> are to be complied with when placing and stockpiling construction and waste materials, when disposing of waste products and during any other works likely to pollute drains or watercourses	Construction	

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
Construction	CMM7	Construction Operations	Building methods such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work and concrete trucks shall be undertaken in the construction site in a location so as to prevent air, land or water pollution	Construction	
Construction	CMM8	Construction Equipment	All equipment and machinery shall be secured to prevent vandalism outside of construction hours.	Construction	
Construction	CMM9	Construction Contractors	All contractors must meet all workplace safety legislation and requirements	Construction	
Construction	CMM10	Construction Vehicle Maintenance	No vehicle maintenance is permitted in the construction areas except in emergencies.	Construction	
Construction	CMM110	Construction Waste	The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of works	Construction	
Construction	CMM12	Construction Lighting	All construction lighting shall not cause a nuisance to adjoining neighbours and comply with <i>AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Construction	
Construction	CMM13	Construction Hours	<p>The undertaking of any construction work, including the entry and exit of construction and delivery vehicles at the site, is restricted to the following standard work hours:</p> <ul style="list-style-type: none"> a) Monday to Friday inclusive: Between 7.00am to 6.00pm; b) Saturday: Between 8.00am to 1.00pm; and c) Sunday and Public Holidays: No work permitted. <p>Where noise levels are not expected to exceed the existing background noise level plus 5dB, and noise monitoring is undertaken in accordance with the <i>Approved Methods for Measurement and Analysis of Environmental Noise in NSW (EPA, 2022)</i>, works may also be undertaken during the following additional work hours:</p> <ul style="list-style-type: none"> d) Mondays to Friday inclusive: Between 6:00pm to 7:00pm; and e) Saturday: Between 1:00pm to 4:00pm. <p>Construction work may be undertaken outside of the standard and additional work hours outlined above, but only if notification has been given to the occupiers of any land within a minimum of 80 metres of the site boundaries before undertaking the work or as soon as is practical afterwards, and only if it is strictly required:</p> <ul style="list-style-type: none"> f) By the police or a public authority for the delivery of vehicles, plant or materials; or g) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or 	Construction	

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			<ul style="list-style-type: none"> h) Where the works are completely inaudible at the nearest sensitive receiver; or i) For the delivery, setup and removal of construction cranes, where notice of the crane related works is provided to Council and affected residents at least seven days prior to the works; or j) Maintenance and repair of public infrastructure where disruption to essential services, required system conditions (such as low-flow conditions for sewers) and/or considerations of worker safety do not allow work within standard hours; or k) Public infrastructure works where work outside the recommended standard hours is supported by the affected community to shorten the length of the project; and l) where it is demonstrated and justified for the need to work outside the recommended construction hours. <p>Except in emergencies, these circumstances are not to be interpreted as endorsement for work outside the recommended standard hours and should be justified in each case. Work schedule convenience or project expedience is not considered sufficient justification.</p> <p>Any departure from this Mitigation Measure must be immediately notified to the Post Approvals and Compliance Team.</p>		
Construction	CMM14	Construction Methods	<p>Use of any rock excavation machinery, sheet piling, pile driving or jack-hammering and the like is restricted to the following hours:</p> <ul style="list-style-type: none"> a) Monday to Friday inclusive: 9:00am to 12:00pm; b) Monday to Friday inclusive: 2:00pm to 5:00pm; and c) Saturday: 9:00am to 12:00pm. 	Construction	
Construction	CMM15	Vibration During Construction	<p>Vibration levels induced by demolition activities must be in accordance with the <i>AS4236 – Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites</i>.</p> <p>The operation of plant and equipment must not give rise to the transmission of vibration nuisance or damage to other premises.</p> <p>Prior to commencement of vibration-generating activities, a specific vibration monitor must be set up either at the property boundary or nearest sensitive receiver to monitor and record the vibration levels affecting buildings on adjacent land using the <i>Assessing Vibration: A Technical Guide (DECC, 2009)</i>.</p> <p>Any departures from this Mitigation Measure must be notified to the Post Approvals and Compliance Team</p>	Construction	

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
Construction	CMM16	Shoring and Adequacy of Adjoining Property	<p>If the works involve an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), under the advice of a suitably qualified engineer the works must:</p> <ol style="list-style-type: none"> Protect and support the building, structure or work from possible damage from the excavation, and Where necessary, underpin the building, structure or work to prevent any such damage. 	Construction	
Construction Noise	CMM17	Construction Machinery	<p>The Construction Noise and Vibration Management shall include the following construction machinery mitigation measures:</p> <ul style="list-style-type: none"> All equipment during the excavation and demolition to have a 50% on-time. All equipment during the construction and fitout to have a 50% on-time. circular saws to have a 25% on-time. All equipment during the structural phase to have a 50% on-time Dump trucks to have a 25% on-time. Construction hours will only be during day-time. A solid perimeter hoarding is required around all buildings of to be able to meet the required noise levels in the neighbours. Final material and height will be adjusted to meet this report criteria. No vibratory piling required. 	Construction	
Construction Traffic	CMM18	Construction Traffic Management Plan	A Construction Traffic Management Plan is required to be prepared by the suitable contractor prior to the commencement of construction activities on the site.	Pre-construction	
Soil and Water					
Soil & Water	SWMM 1	Erosion and Sediment Control	An Erosion and Sediment Control Plan must be implemented in accordance with the Landcom/Department of Housing <i>Managing Urban Stormwater, Soils and Construction Guidelines</i> (Blue Book). The controls must be in place, inspected and managed until the works are complete and all exposed erodible materials are stable relevant to each construction stage. Inspection records must be kept and provided to the Post Approval and Compliance Team on request.	Construction	
Soil & Water	SWMM 2	Imported Fill Material	<p>Imported fill must be compatible with the existing soil characteristics of the site and limited to the following:</p> <ol style="list-style-type: none"> Virgin excavated natural material (VENM); and/or Excavated natural material (ENM) certified as such in accordance with 	Construction	

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
			<p>Protection of the Environment Operations (Waste) Regulation 2014; and/or</p> <p>c) Material subject to a Waste Exemption under Clause 91 and Clause 92 of the Protection of the Environment Operations (Waste) Regulation 2014 and recognised by the NSW Environment Protection Authority as being “fit for purpose” with respect to the works under the REF.</p> <p>Certificates from a suitably qualified person/contractor proving that the imported fill material complies with these requirements must be provided to the relevant DoE Project Lead prior to filling works.</p>		
Soil & Water	SWMM 3	Imported Mulch	Any imported mulch must comply with the Resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014 and the Mulch Order 2016 recognised by the NSW Environment Protection Authority as being “fit for purpose” with respect to the works under the REF. Mulch must not include physical or chemical contaminants and minimise harm to the environment through the introduction, spread or increase in any weed, disease or pest. A written statement provided by the supplier confirming compliance with the Resource Recovery Mulch Order 2016 is to be provided to the relevant DoE Project Lead prior to importing the mulch.	Construction	
Soil & Water	SWMM 5	Stormwater Management System	<p>The operational stormwater management system must be designed by a suitably qualified civil engineer. The system must:</p> <p>(a) Ensure that the system capacity has been designed in accordance with the relevant Australian Standards; and</p> <p>(b) Ensure that the system has been designed in accordance with the <i>Australian Rainfall and Runoff (Engineers Australia, 20016)</i> and <i>Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines</i>.</p>	Design	
Soil & Water	SWMM 6	Acid Sulphate Soils	The management of potential and actual acid sulfate soils shall be conducted in accordance with <i>the Acid Sulfate Soil Guidelines (NSW Acid Sulphate Soils Management Advisory Committee, August 1998)</i> .	Construction	

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
Soil & Water	SWMM 7	Retain existing stormwater points of discharge	The point of stormwater connection is to be developed through consultation with Hills Shire Council and modelled to determine the allowable catchment currently accommodated to Keeneland Street based on previous road catchment modelling. Downstream catchment conditions are to be maintained.	Design	
Soil & Water	SWMM 8	Salinity Management Plan	The Salinity Investigation and Management Plan prepared by the contamination consultant is required to be implemented during construction works associated with the proposed activity.	Construction	
Soil & Water	SWMM 9	Groundwater	If groundwater is encountered during excavations, a Groundwater Management Plan (GMP) should be prepared and implemented during the construction stage.	Construction	
Trees					
Trees	TMM1	Tree Protection	Trees not approved to be pruned or removed are to be protected and maintained in accordance with AS 4970-2009 <i>Protection of Trees on Development Sites</i> and are to remain in place until the completion of all construction work in the vicinity of the protected trees.	Construction	
Trees	TMM2	Tree Protection	<p>Trees to be retained should be protected, inspected, and certified where works are within the TPZ of these trees in accordance with the Tree Protection Plan. This includes the following tree specific protection measures:</p> <ul style="list-style-type: none"> • Tree protection fencing to be erected as a 'boundary' fence along the site boundary, to externalise Tree 33 and 32 from the works area. No parking, stockpiling, refuelling, or any other works should be undertaken within the TPZ of these trees. • Use of heavy machinery, or vehicles, is to remain within the fenced works area (the site). Should access within the protected portion of Tree 33 be required, an AQF Level 5 Arborist must approve removal of the fencing and supervise vehicle routes. 	Construction	
Land Contamination					
Land Contamination	LCMM4	Unexpected Site Contamination	During construction works, should any unexpected contamination information or contaminants be identified which have the potential to alter previous site contamination assessments, conclusions and recommendations, the relevant DoE Project Lead must be immediately notified and works must cease in the location of the contamination. Works must not recommence until a suitably qualified and experienced contamination consultant has investigated the unexpected contamination and provided recommendations for the management of necessary remedial work required to render the site suitable for the activity in accordance with any relevant NSW EPA adopted guidelines. A Completion Certification from the contamination consultant shall be submitted to the relevant DoE Project Lead prior to construction works re-commencing. Following completion of the remediation through implementation of the recommendations from the suitably qualified contamination consultation, a Site Remediation and Validation Report is to be submitted to a NSW EPA-Accredited Site Auditor to confirm site suitability. A copy of the Site Remediation and Validation Report	Construction	

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
			is also to be provided to the relevant DoE Project Lead and DoE's Post Approval and Compliance Team. A notice of completion of remediation work must also be given to Council in accordance with Section 4.14 and Section 4.15 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> .		
Utilities and Infrastructure					
Utilities & Infrastructure	UIMM1	Pre-Construction Dilapidation Report	A Pre-Construction Dilapidation Report must be prepared by a suitably qualified expert and submitted to Council, , relevant asset/service infrastructure owners and the relevant DoE Project Lead. The report must provide an accurate record of the existing condition of adjoining private properties that are likely to be impacted by the works (and that have agreed to an offer for a dilapidation survey), and assets/service infrastructure that is likely to be impacted by the works.	Pre-construction	
Utilities & Infrastructure	UIMM2	Services & Utilities	All services and utilities in the construction area must be appropriately disconnected and reconnected as required, in consultation with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, appropriate augmentation must be undertaken, subject to obtaining any required approvals or permits.	Construction	
Utilities & Infrastructure	UIMM3	No Obstruction of Public Way	Building materials, machinery, vehicles, refuse, skip bins or the like must not be stored or placed in the public way (outside of any approved construction works zone) under any circumstances.	Construction	
Utilities & Infrastructure	UIMM4	Pedestrian Access	Safe pedestrian access in and around the site shall remain unimpeded at all times. Required informative signage and directional information must be provided in appropriate locations ensuring pedestrian safety. Where necessary, traffic control measures will be implemented.	Construction	
Utilities & Infrastructure	UIMM5	Post-Construction Dilapidation Report	A Post-Construction Dilapidation Report must be prepared by a suitably qualified expert and submitted to Council, relevant asset/service infrastructure owners and the relevant DoE Project Lead. The report must determine whether the construction work has resulted in any structural damage to items assessed in the Pre-Construction Dilapidation Report. If the report determines that there is damage as a result of construction works the identified damage must be repaired or pay the full costs associated with repairing any damage within an agreed timeline between the owner of the identified property.	Prior to the commencement of Operations	
Heritage					
Heritage	HMM1	Non-Aboriginal Heritage	If any unexpected archaeological relic (or potential relic) of heritage significance is discovered during any construction work, all work in the vicinity must cease and the area must be appropriately protected. Materials should not be removed from the ground wherever possible. The DoE Heritage Team is to be notified and an archaeologist engaged to undertake a site inspection to ascertain whether the finds are significant relics. Construction works cannot recommence in that area until advised by the archaeologist, in consultation with the DoE Heritage Team. Should significant relics be identified, external approvals to impact the relics may be required. An Aboriginal	Construction	

Aspect	Ref No.	Mitigation Measure Name	Mitigation Measure	Timing	Appendix Reference
			Heritage Impact Permit (AHIP) would also need to be obtained for the relevant part of the site.		
Heritage	HMM2	Aboriginal Heritage	If any unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, site or places) are discovered during any construction work, all works in the vicinity must cease and the area must be appropriately protected. The DoE Heritage Team is to be notified and an archaeologist engaged to undertake a site inspection to assess the find in consultation with the Registered Aboriginal Parties (RAPs). Following the on-site assessment, the archaeologist and RAPs (if they attended the site) are to advise on whether further management, mitigation or approvals are required in consultation with the DoE Heritage Team. Should Aboriginal objects be identified, these are to be registered in the Aboriginal Heritage Information Management System (AHIMS).	Construction	
Heritage	HMM3	Human Remains	If human remains are identified, work must cease and the area around where the remains are found must be protected from all disturbance. Finds are not to be displaced from the location where they are found. The DoE Heritage Team is to be notified and a specialist archaeologist engaged to assess the find. If human skeletal material less than 100 years old is discovered, the NSW Police are to be contacted in accordance with the <i>Coroners Act 2009</i> . Aboriginal burials (older than 100 years) are protected under the <i>National Parks and Wildlife Act 1974</i> and should not be disturbed. Should the skeletal material prove to be archaeological Aboriginal remains, Heritage NSW and the Local Aboriginal Land Council must be notified. Notification should also be made to the Commonwealth Minister for the Environment, under the provisions of the <i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984</i> .	Construction	
Heritage	HMM4	Activity Area	No ground disturbance activities are permitted within those parts of the project area highlighted "AHIMS site 45-5-6001 (BHPS/BHHS BS1)" in Figure 10.1, without first having obtained an Aboriginal Heritage Impact Permit (AHIP) to allow project impacts.	Design / Construction	Appendix 4
Heritage	HMM5	Adherence to AHIP conditions	Project works are required to adhere to the conditions provided within the AHIP for AHIMS 45-5-6001.	Construction	Appendix 4
Operational Management					
Operational Management	OPMM1	Operation Waste Management Plan	Prior to the commencement of operations, any operational waste management measures shall be detailed in an Operational Waste Management Plan. This Plan must outline how waste will be minimised, handled, stored and disposed of appropriately, in accordance with any relevant guidelines. A copy of the Operational Waste Management Plan is to be provided to the relevant DoE Project Lead for implementation during operations.	Prior to Commencement of Operations	
Operational Management	OPMM2	Operation Stormwater Management Plan	Prior to the commencement of operations, a Stormwater Operation and Maintenance Plan is to be prepared and include the following: a) Maintenance schedule of all stormwater quality treatment devices; b) Record and reporting details; and c) Work Health and Safety requirements.	Prior to the commencement of Operations	

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			A copy of the Stormwater Operation and Maintenance Plan is also to be provided to the relevant DoE Project Lead for implementation.		
Operational Management	OPMM 3	Operation Plant and Machinery Plan	All operational plant and equipment must be maintained and operated in proper and efficient manner and in accordance with the user manual.	During Operations	
Operational Management	OPMM 4	Operation Plant and Machinery	Prior to the commencement of operations, it must be demonstrated by a suitably qualified acoustic engineer that noise associated with the operation of mechanical plant or machinery installed does not exceed the relevant project noise trigger levels.	Prior to the commencement of Operations	
Operational Management	OPMM 5	Landscaping	Landscaping at the site associated with the works must be maintained. This includes the undertaking of: <ul style="list-style-type: none"> a) Mulching b) Concrete/paving maintenance and replacement c) Outdoor furniture maintenance and replacement d) Turf replacement e) Planting and tree replacement f) Planting and tree maintenance (trimming) g) Watering h) Irrigation maintenance i) Mowing j) Spraying and pest treatment 	During Operations	
Operational Traffic, Access and Parking					
Operational Transport	OPTM M1	School Transport Plan	Prior to the commencement of operations, a School Transport Plan must be prepared to the satisfaction of the DoE Transport Planning Team. If the school already has a School Transport Plan, the existing plan is to be reviewed and updated if necessary to reflect the impacts of the REF works, to the satisfaction of the DoE Transport Planning Team. A copy of the School Transport Plan is to be provided to the relevant DoE Project Lead for implementation during operations.	Prior to the commencement of Operations	
Operational Flooding					
Operational Flooding	OPFM M1	Operational Flood Emergency Response Management Plan	Prior to the commencement of operation, the Flood Emergency Response Plan (FERP) is to be incorporated with the Emergency Management Plan and include the following: <ul style="list-style-type: none"> a) Prioritise evacuation and avoid shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises. b) School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April); c) School administration to undertake responsibilities as set out in the FERP; and d) Ensure that the Flood Warning Notice is maintained and permanently visible. 	Prior to the commencement of Operations	Appendix 5

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Ecologically Sustainable Development					
Sustainability	SCMM1	Green Star Building Certification	<p>Green Star Building certification must be obtained demonstrating that the activity achieves a minimum 5-star rating. Evidence of the certification must be provided to the DoE Sustainability Team.</p> <p>For enquiries on requirements please contact the DoE Sustainability Team on Sustainability.ESD@det.nsw.edu.au.</p>	Within 12 months of commencement of Operations	
Noise and Vibration					
Noise and Vibration	NVMM 1	PA Systems	Any PA systems and bells should be directed to sound towards the centre of the school site and not be directed towards the nearby residents and properties.	Design	
Noise and Vibration	NVMM 2	Outdoor Covered Workshop	Outdoor covered workshop should be enclosed, with a façade of minimum Rw 40. The dust extraction room should be acoustically designed once the equipment is selected	Design / Operation	
Noise and Vibration	NVMM 3	School Hall Operations	<p>School Hall to operate only during day and evening time (no activities after 10:00 pm). Minimum façade construction: Rw 40 for non-glazed partitions and Rw 35 for glazed partitions. Minimum construction of Rw 35 - 38 for the roof.</p> <p>If trickle ventilation is to be used, acoustic trickle vents are required.</p> <p>Any mechanical system used to ventilate this Hall should be acoustically treated.</p>	Design / Operation	
Noise and Vibration	NVMM 4	Mechanical Services	<p>Mechanical services to operate during the school operating hours (i.e. only during daytime hours). All fans with need attenuators.</p> <p>Acoustic louvers might be needed if plant rooms selections, operation or locations change.</p>	Design / Operation	
Noise and Vibration	NVMM 5	Substation Selection	If the selected substation exceeds 58 dBA, acoustic louvers will be required around it to control noise emissions	Design	
Noise and Vibration	NVMM 6	Acoustic Enclosures	<p>Acoustic enclosure to be designed for fire pump. Including: Acoustic walls and ceilings: min. 190 mm blockwork construction for walls and ceiling.</p> <ul style="list-style-type: none"> Exhaust muffler type super critical with 40-50 dB attenuation. Acoustic access door with acoustic seals, min. Rw 36. Internal absorption to mitigate reverberation (min 20 sqm with min. NRC 0.65, on walls / ceilings, where available). Pump must be tested only during day time (from 7:00 am to 6:00 pm). Acoustic louver for ventilation max 4 sqm and Min acoustic rating Rw as per table 18. 	Design / Operation	
Noise and Vibration	NVMM 7	Garbage Collection	Garbage collection to occur during the day and in an interval no longer than 1 hour per day.	Operation	

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Noise and Vibration	NVMM 8	Car Park Operations	Carparks to operate 100% capacity only on daytime, not to exceed 75% on evening time and manage any peak event such that the activity does not last more than 1 hour after the event (i.e. carpark is generally vacated within an hour of the end of an event).	Operation	
Biodiversity					
Biodiversity	BMM1	Pre-clearance Survey	Where habitat for native fauna is to be removed such as buildings, hollow bearing trees or dams, the works should be done in such a manner that minimises the risk of injury or death to native fauna. An ecologist is to undertake a pre-clearance survey across the whole development area and undertake necessary measures to ensure no fauna are harmed in the clearing of vegetation	Design / Construction	
Biodiversity	BMM2	Unexpected Finds	If threatened fauna species are identified on site during construction works, then all personal must stop work and contact the project ecologist. If possible, a photo of the species should be taken for identification. If native fauna is hurt during construction works, the project ecologist should be contacted and fauna species transported to nearest vet	Construction	
Biodiversity	BMM3	Exclusion Fencing	Exclusion fencing must be installed in areas where a study area abuts areas containing vegetation or riparian corridors to be retained. Signage must be installed that instructs people that these areas are not to be entered.	Design / Construction	
Biodiversity	BMM4	Dam Dewatering Plan	A Dam Dewatering Plan has been prepared (ELA 2025b) to relocate native aquatic species such as amphibians (including Green and Golden Bell Frog), turtles, eels, fish, and other aquatic species which may utilise the dam. If possible, it is recommended dam dewatering takes place outside of the breeding season, as species such as waterbirds may utilise fringing vegetation around the dam for nesting.	Construction	
Bushfire					
Bushfire	BSMM1	Access	The proposed internal roads (i.e. 'drop off and pick up' and carpark and services access) are to comply with the Acceptable Solutions listed within Table 6.4b of Planning for Bush Fire Protection 2019.	Design / Construction / Operation	
Bushfire	BSMM 2	Emergency Management Arrangements	Prior to occupation, a Bushfire Emergency Management and Evacuation Plan is to be prepared in accordance with the NSW Rural Fire Service document 'A Guide to Developing a Bushfire Emergency Management and Evacuation Plan' (RFS 2014).	Prior to operation	