



REVIEW OF ENVIRONMENTAL FACTORS – MITIGATION MEASURES

Jindabyne Education Campus

Barry Way Roadworks

Version Date: 11/08/2025

Document Control

Version Date: 11/08/2025

Version History

Version	Date	Description	Prepared by	Approved by
1	24/06/2024	For Endorsement	Benjamin Frasco	Chris Shannon
2	22/07/2025	For Endorsement	Alistair Smith	Alistair Smith
3	23/07/2025	For Endorsement	Alistair Smith	Alistair Smith
4	11/08/2025	For Endorsement	Alistair Smith	Alistair Smith



Part A – General Measures

1. Obligation to Prevent Impacts to The Environment

In addition to meeting all of the conditions/mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the construction and on-going operation of the approved activity.

2. Development in Accordance with Plans and Documentation

The activity must be carried out in accordance with the REF dated 24 June 2024, **and Addendum REF dated 11 August 2025**, prepared by Mecone Group Pty Ltd, **generally** in accordance with the approved plans, and generally in accordance with the supporting documentation, except where a condition/mitigation measure expressly requires otherwise:

Table 1: Approved Plans and Supporting Documentation

Approved Plans

Note: The approved plans relate only to the project boundaries as described in the REF Report.

Civil Plans prepared by Northrop

<u>Plan No.</u>	<u>Plan Rev.</u>	<u>Plan Name</u>	<u>Plan Date</u>
NRP-CEC-REF-GA-DWG-0001	02	GENERAL ARRANGEMENT PLAN	19 June 2025
NRP-CEC-REF-RBT-DWG-0001	02 04	COVERSHEET, DRAWING SCHEDULE AND LOCALITY PLAN	14 April 2024 19 June 2025
NRP-CEC-REF-RBT-DWG-0201	03 05b	GENERAL ARRANGEMENT PLAN	14 April 2024 19 June 2025
NRP-CEC-REF-RBT-DWG-0301	03 06b	SHEET LAYOUT	14 April 2024 19 June 2025
NRP-CEC-REF-RBT-DWG-0315	03 06	DEMOLITION & TREE REMOVAL PLAN	14 April 2024 19 June 2025
NRP-CEC-REF-RBT-DWG-0401	03 05	SEDIMENT AND EROSION CONTROL PLAN - SHEET 1	14 April 2024 19 June 2025
NRP-CEC-REF-RBT-DWG-0402	03 04	SEDIMENT AND EROSION CONTROL PLAN - SHEET 2	14 April 2024 19 June 2025
NRP-CEC-REF-RBT-	02	SEDIMENT AND EROSION	14 April 2024

Table 1: Approved Plans and Supporting Documentation

DWG-0403	04 <u>04</u>	CONTROL PLAN - SHEET 3	19 June 2025
NRP-CEC-REF-RBT-DWG-0404	03 <u>05</u>	SEDIMENT AND EROSION CONTROL PLAN - SHEET 4	14 April 2024 <u>19 June 2025</u>
NRP-CEC-REF-RBT-DWG-0415	03	SEDIMENT AND EROSION CONTROL DETAILS	14 April 2024 <u>19 June 2025</u>
NRP-CEC-CC-RBT-DWG-0501	03 <u>07</u>	BULK EARTHWORKS PLAN - SHEET 01	14 April 2024 <u>1 July 2025</u>
NRP-CEC-CC-RBT-DWG-0502	03 <u>07</u>	BULK EARTHWORKS PLAN - SHEET 02	14 April 2024 <u>1 July 2024</u>
NRP-CEC-REF-RBT-DWG-1101	02	TYPICAL ROAD CROSS SECTIONS - SHEET 01	14 April 2024
NRP-CEC-REF-RBT-DWG-1102	02 <u>04</u>	TYPICAL ROAD CROSS SECTIONS - SHEET 02	14 April 2024 <u>19 June 2024</u>
NRP-CEC-REF-RBT-DWG-1103	02 <u>04</u>	TYPICAL ROAD CROSS SECTIONS - SHEET 03	14 April 2024 <u>19 June 2024</u>
NRP-CEC-REF-RBT-DWG-1104	02 <u>03</u>	TYPICAL ROAD CROSS SECTIONS - SHEET 04	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1111	03 <u>05</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 1	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1112	03 <u>06</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 2	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1113	03 <u>06</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 3	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1114	03	SITEWORKS AND STORMWATER MANAGEMENT	14 April 2024

Table 1: Approved Plans and Supporting Documentation

	<u>05</u>	PLAN - SHEET 4	<u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1115	03 <u>05</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 5	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1116	02 <u>05</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 6	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1117	02 <u>05</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 7	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1118	02 <u>04</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 8	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1119	03 <u>06</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 9	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1120	03 <u>06</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 10	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-1121	03 <u>05</u>	SITEWORKS AND STORMWATER MANAGEMENT PLAN - SHEET 11	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-2101	03	LONGITUDINAL SECTION - SHEET 1	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-2102	03	LONGITUDINAL SECTION - SHEET 2	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-2103	02 <u>03</u>	LONGITUDINAL SECTION - SHEET 3	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-2104	03 <u>04</u>	LONGITUDINAL SECTION - SHEET 4	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-	03	SERVICES PLAN - SHEET 1	14 April 2024

Table 1: Approved Plans and Supporting Documentation

9101	<u>06</u>		<u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-9102	02 <u>05</u>	SERVICES PLAN - SHEET 2	14 April 2024 <u>19 June 2024</u>
NRP-CEC-CC-RBT-DWG-9103	03 <u>04</u>	SERVICES PLAN - SHEET 3	14 April 2024 <u>19 June 2024</u>
Supporting Documents			
Construction Noise and Vibration Management Plan prepared by Aitken Civil Engineering Pty Ltd (undated), <u>and Addendum prepared by PWNA dated 10 June 2025</u>			
Sediment Control Management Plan prepared by Aitken Civil Engineering dated 8 May 2024			
Traffic Management Plan prepared by Hansen Yuncken dated 24 May 2024 <u>August 2025</u>			
Waste Management Plan prepared by Hansen Yuncken dated 24 May 2024			
Aboriginal Heritage Due Diligence Assessment prepared by NGH Pty Ltd dated 30 May 2024, <u>and Addendum dated 17 July 2025</u>			
Arboricultural Impact Assessment prepared by Eco Logical Ltd dated 17 May 2024, <u>and Addendum dated 1 July 2025</u>			
Flora and Fauna Assessment Report prepared by WSP dated 30 May 2024, <u>and Addendum dated 17 July 2025</u>			
Preliminary Site Investigation prepared by JBS&G dated 6 June 2024, <u>and Addendum dated 14 May 2025</u>			
Statement of Heritage Impact prepared by NGH dated 30 May 2024, <u>and Addendum dated 17 July 2025</u>			

In the event of any inconsistency between the approved plans and a condition/mitigation measure, the condition/mitigation measure prevails. In the event of any inconsistency between the supporting documents and the approved plans, the approved plans prevail.

3. Copies of Approved Plans and Conditions/Mitigation Measures To Be Kept On-site

A copy of the approved plans and conditions/mitigation measures must be kept at an appropriate location on-site where the works are taking place and must be available for inspection on request.

4. Crown Certificate

If required by the Crown Certifier, a Crown Certificate under Section 6.28 of the *Environmental Planning and Assessment Act 1979* is to be obtained prior to any work commencing.

5. Approvals

These conditions/mitigation measures, approved plans and supporting documents do not remove any obligation to obtain all other licences, permits, approvals and land owners consents from all relevant authorities and land owners as required under any other legislation. The terms and conditions of such licences, permits, approvals and permissions must be complied with at all times. A copy of all approvals is to be provided to the Crown Certifier and relevant SINSW Project Director.

6. Land Owners Consent

Prior to the commencement of any work, land owners consent must be obtained in writing for any works.

7. Works In The Road Reserve

Prior to the commencement of any work, approval under Section 138 of the *Roads Act 1993* is to be obtained from the relevant road authority. Any work in the road reserve, including a road opening permit for temporary construction access, requires Section 138 approval. Where there is a conflict between the traffic management measures proposed under the Traffic Management Plan prepared by Hansen Yuncken and the traffic management measures required under the Section 138 approval, then the Section 138 approval prevails.

8. Amendment Tracking

Where a minor amendment to a plan approved under condition/mitigation measure 2 or an amendment to an approved condition/mitigation measure forming part of this REF determination to correct a typo is required, an amendment register for the REF must outline the proposed amendment, demonstrate the need for the proposed amendment and demonstrate why the proposed amendment is considered to be substantially the same as the approved REF. If amending a plan approved under condition/mitigation measure 2, the amendment register must also outline how the environmental impacts of the proposed amendment have already been considered and how it will reduce the overall environmental impact of the approved REF. Each amendment is required to be endorsed by a member of the SINSW Statutory Planning team, the relevant SINSW Project Director and the Crown Certifier.

9. Compliance With Conditions/Mitigation Measures

All relevant personnel, including contractors and their subcontractors must be made aware of these conditions/mitigation measures and the requirement to undertake the works as per these conditions/mitigation measures in accordance with the plans and documentation outlined in Condition 2.

10. Non-Compliance Notification

The relevant SINSW Project Director 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.

11. National Construction Code

All building work is to be undertaken in accordance with the National Construction Code Series, Building Code of Australia, Volume 1 and 2, as relevant.

12. Access for People with Disabilities

All works must be designed and constructed to provide access and facilities for people with a disability in accordance with the EFSG (or provide evidence of EFSG departure approval by SINSW), National Construction Code. Prior to the issue of a Crown Completion Certificate, the Crown Certifier must ensure that evidence of compliance with this condition from a suitably qualified person is provided.

13. Long Service Levy

A Crown Certificate must not be issued unless the Crown Certifier is satisfied that the required levy payable under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid. The levy must be paid by the person liable, as specified in Section 38 of the *Building and Construction Industry Long Service Payments Act 1986*.

14. Demolition

Any demolition work must be undertaken in accordance with the provisions of Australian Standard AS 2601-2001 The Demolition of Structures.

15. Erosion and Sediment Control

Erosion and sediment controls must be implemented in accordance with the Landcom/Department of Housing *Managing Urban Stormwater, Soils and Construction Guidelines* (Blue Book) prior to work commencing. The controls must be in place, inspected and managed until the works are complete and all exposed erodible materials are stable. Inspection records must be kept and provided on request.

16. Structural Adequacy

All new buildings and structures, and any alterations or additions to existing buildings and structures, must be constructed in accordance with the relevant requirements of the National Construction Code.

17. Imported Fill Material

Imported fill material must be compatible with the existing soil characteristics of the site and limited to the following:

- a. Virgin excavated natural material (VENM); and/or
- b. Excavated natural material (ENM) certified as such in accordance with *Protection of the Environment Operations (Waste) Regulation 2014*; and/or
- 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.

Certificates proving that the imported fill material complies with these requirements must be provided to the Crown Certifier and the relevant SINSW Project Director prior to filling works.

Part B - Prior To Commencement Of Any Construction Work

Note: The following conditions/mitigation measures are to be complied with prior to the commencement of any construction work.

18. Independent Audits

Prior to the commencement of any construction work, a program of independent audits must be prepared for the work, having regard to the *Independent Audit Post Approval Requirements 2020* (published on the Department of Planning and Environment website) and AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems. Audits are to be undertaken by suitably qualified personnel independent to the works and documented in an audit report which:

- a. Assesses how the conditions/mitigation measures under each Part of the determination are being satisfied;
- b. Outlines the adequacy of any documents required under the conditions/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.

The independent audit report is to be provided to the relevant SINSW Project Director.

19. Works Notification

Prior to the commencement of any construction work, Council and the occupiers of any land within a minimum of 80 metres of the site boundaries, and the sensitive receivers identified in the Construction Noise and Vibration Management Plan must be notified in writing of the project. The notice must outline the works to be undertaken, the expected timing for commencement and expected timing for completion of construction works. A minimum period of 48 hours notification prior to the commencement of any construction work shall be given.

20. Site Notice Board

Prior to the commencement of any construction work, a site notice board must be located at eye level at an 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.

21. Complaints Handling

Prior to commencement of any construction work, a Complaints Register is to be developed to record the details of all complaints received and the means of resolution of those complaints. The Complaints Register shall be made available on request. On receiving a complaint, it is to be recorded and provided to the relevant SINSW Project Director and reviewed to determine whether issues relating to the complaint can be resolved, avoided or minimised. A response approved by the relevant SINSW Project Director shall be provided to the complainant within 14 days of receiving the complaint explaining what remedial actions (if any) were taken.

22. Pre-Construction Dilapidation Report

Prior to the commencement of any construction work, a Pre-Construction Dilapidation Report must be prepared by a suitably qualified expert and submitted to Council, relevant asset/service infrastructure owners, the Crown Certifier and the relevant SINSW Project Director. 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.

23. Construction Environmental Management Plan

Prior to the commencement of any construction work, a Construction Environmental Management Plan (CEMP) is to be prepared and provided to the Crown Certifier. The CEMP must be prepared having regard to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020) prepared by the Department of Planning and Environment, and is to include where relevant, but not limited to, the following:

- a. Details of:
 - 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;
 - vi. Any other specific environmental construction conditions/mitigation measures detailed in the REF;
 - vii. Any requirements outlined in any relevant approvals, permits, licences or owners consents; and
 - viii. Community consultation and complaints handling.
- b. Aerial Site Plan showing the location of the works;
- c. Construction Traffic and Pedestrian Management Plan;
- d. Construction Noise and Vibration Management Plan;
- e. Construction Waste Management Plan (including details on contaminated waste);
- f. Construction Air Quality and Dust Management Plan;
- g. Construction Soil and Water Management Plan;
- h. Flood Management Plan;
- i. Tree Protection Plan;
- j. Demolition Work Plan;
- k. Aboriginal/Non-Aboriginal Heritage Management Plan(s);
- l. Unexpected finds protocol for Aboriginal and non-Aboriginal heritage;
- m. Unexpected finds protocol for contamination;
- n. Emergency Management Plan; and
- o. Training of responsibilities/heritage site inductions under the *National Parks and Wildlife Act 1975*, *Heritage Act 1977* and any other relevant legislation, as relevant to the works.

The following general conditions/mitigation measures are to be included in the CEMP:

- a. Construction site fencing is to be installed around the construction site. Construction vehicle and pedestrian access points to the construction site are to be clearly designated, signposted and controlled for authorised access only.
- b. The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to:
 - i. *Protection of the Environment Operations Act 1997*;
 - ii. *Work Health and Safety Regulation 2017*;
 - iii. AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids; and
 - iv. Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.
- c. All materials must be wholly contained within the construction site. The requirements of the *Protection of the Environment Operations Act 1997* 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.

- d. Building operations 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.
- e. All equipment and machinery shall be secured to prevent against vandalism outside of construction hours.
- f. A spill containment kit will be available at all times. All personnel will be made aware of the location of the kit and trained in its effective deployment.
- g. No batching plant is permitted on the site.
- h. A copy of the approved and certified plans, specifications and documentation shall be kept on site at all times and shall be available for perusal by any authorised officer of Council.
- i. All contractors must meet all workplace safety legislation and requirements.
- j. No vehicle maintenance is permitted in the construction areas except in emergencies.

24. Construction Noise and Vibration Management Plan

The Construction Noise and Vibration Management Plan to be included in the CEMP required by condition/mitigation measure 21, is to include (not limited to) the following conditions/mitigation measures:

- a. All works will be in accordance with AS 2436-2010: Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites;
- b. Building contractors are to implement the requirements of the Office of Environment Interim Construction Noise Guideline (July 2009) as far as practicable;
- c. Construction is to be carried out in accordance with the National Construction Code deemed-to-satisfy provisions with respect to noise transmission;
- d. All reasonable, practicable steps are to be undertaken to reduce noise and vibration from the site;
- e. Plant and equipment are to be maintained, checked and calibrated in accordance with the appropriate design requirements and to ensure that maximum sound power levels are not exceeded;
- f. Plant and equipment (where possible) are to be strategically positioned on site to reduce the emission of noise from the site to the surrounding area, users of the site and on site personnel;
- g. Unnecessary noise is to be avoided when carrying out manual operations and operating plant; and
- h. Any equipment not used for extended periods is to be switched off.

Additional project-specific mitigation measures are also to be included, as required.

25. Construction Waste Management Plan

The Construction Waste Management Plan to be included in the CEMP required by condition/mitigation measure 21 is to be prepared in accordance with the Department of Environment and Climate Change (DECC) Waste Classification Guidelines (2008) and the *Protection of the Environment Operations Act 1997* and include (not limited to) the following conditions/mitigation measures:

- a. The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of the works;
- b. Non-recyclable waste and containers are to be regularly collected and disposed of at a licensed waste disposal site. Frequency of collection should be identified and records maintained;
- c. No burning or burying of waste is permitted on the site;
- d. Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the site boundary;
- e. No materials will be used in a manner that will pose a risk to public safety and waste generated from the works will be recycled wherever possible;

-
- f. All loose material stockpiles are to be stored within the temporary construction compounds and are to be protected from possible erosion;
 - g. Unnecessary resource consumption will be avoided;
 - h. All soils and materials (liquid and solid) to be removed from the site must be analysed and classified by an appropriately qualified consultant in accordance with the *Protection of the Environment Operations (Waste) Regulation 2014* and related guidelines, in particular the NSW EPA Waste Classification Guidelines, prior to offsite disposal; and
 - i. All waste must be disposed of at an appropriately licensed waste facility suitable for the specific waste. Receipts for the disposal of the waste must be submitted to the SINSW Project Director within 14 days of the waste being disposed.

Additional project-specific conditions/mitigation measures are also to be included, as required.

26. Construction Air Quality and Dust Management Plan

The Construction Air Quality and Dust Management Plan to be included in the CEMP required by condition/mitigation measure 21 is to include (not limited to) the following conditions/mitigation measures:

- a. Spraying of paint and other materials with the potential to become air borne is only to be undertaken on days with still or light wind conditions to prevent drift;
- b. No burning of materials is permitted;
- c. Dust generated during construction works is to be controlled to avoid impact on surrounding properties;
- d. All necessary maintenance for construction vehicles and equipment is to be undertaken during the construction period/approved work hours;
- e. Excessive use of vehicles and powered construction equipment is to be avoided;
- f. Exposed areas are to be progressively revegetated as soon as practical;
- g. Vehicle wash down areas are to be established on-site to ensure all mud and soil from construction vehicles is not carried onto public roads;
- h. All vehicles involved in any excavation and/or demolition and departing the site with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway; and
- i. Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications and meet the requirements of the *Protection of the Environment Operations Act 1997* and associated regulations.

Additional project-specific conditions/mitigation measures are also to be included, as required.

27. Tree Protection Measures

Prior to the commencement of any construction work, trees not approved to be pruned or removed are to be protected in accordance with AS 4970-2009 Protection of Trees on Development Sites, the Tree Protection Plan included in the CEMP as required by condition/mitigation measure 21 and the recommendations of the Arboricultural Impact Assessment approved as part of the REF dated 24 June 2024. The tree protection measures are to remain in place until the completion of all work.

28. Tree Preservation

Prior to the commencement of any construction work, an arborist is to be provided with the approved Civil Plans prepared by Northrop to advise whether any trees previously identified for removal under the approved Arboricultural Impact Assessment could be retained with mitigation measures. Particular effort should be made to retain trees where only minor surface works or fill are occurring, such as trees numbered 265, 414, 422, and 472.

29. Construction Worker Transport Strategy

Prior to the commencement of any construction work, a Construction Worker Transportation Strategy (CWTS) is to be prepared and submitted to the Crown Certifier. The CWTS must detail the provision of sufficient parking facilities or other travel arrangements for construction workers to minimise demand for parking in nearby public and residential streets or nearby public parking facilities.

30. Stormwater Management System

Prior to the commencement of any construction work, the operational stormwater management system for the activity must be designed and submitted to the satisfaction of the Crown Certifier. The system must:

- a. Be in accordance with the relevant plans and supporting documents under condition/mitigation measure 2;
- b. Be in accordance with the applicable Australian Standards;
- c. Ensure that the system capacity has been designed in accordance with Australian Standards; and
- d. Ensure that the system has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines.

Part C - During Construction Work

Note: The following conditions/mitigation measures are to be complied with during construction work.

31. Construction Management

The site and all construction works are to be managed and carried out in accordance with:

- a. The CEMP and all of its associated plans, protocols and procedures, which were required to the satisfaction of condition/mitigation measure 21;
- b. The approved REF, plans and supporting documents approved under condition/mitigation measure 2; and
- c. Any other licences, permits, approvals and land owners consents as required under any other legislation.

32. 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.

33. 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. Where necessary, traffic control measures will be implemented.

34. Work Hours

The undertaking of any construction work, including the entry and exiting of construction and delivery vehicles at the site, is restricted to the following standard work hours:

- 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.

Provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following additional work hours:

- a. Mondays to Friday inclusive: Between **6:30am and 7:00am and between** 6:00pm to 7:00pm; and
- b. Saturday: Between 1:00pm to 4:00pm.

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:

- 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 the works are completely inaudible at the nearest sensitive receiver.

35. Construction Methods

To minimise loss of amenity, blasting is not permitted and the use of any rock excavation machinery, mechanical pile drivers or the like is restricted to the following hours:

- 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.

36. Groundwater

Should any groundwater be encountered during construction works, works are to cease immediately. Where groundwater needs to be removed, an approval will be required under the *Water Management Act 2000*. This will require an application for a water supply works approval to be submitted to the NSW Natural Resources Access Regulator (NRAR) for assessment and determination. Council is to be contacted to determine the appropriate measures for the management and disposal of the groundwater.

37. Services and Utilities

All services and utilities in the construction area must be appropriately disconnected and reconnected as required. The contractor is required (if necessary) to consult with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, they are to be appropriately augmented, subject to obtaining any required approvals or permits.

38. Asbestos Handling

Prior to the commencement of any construction work where asbestos or asbestos-containing material is to be impacted or uncovered, compliance with SafeWork NSW requirements shall be adhered to. Asbestos shall be removed by a suitably qualified and experienced contractor, licensed by SafeWork NSW. The removal of such material shall be carried out in accordance with the requirements of SafeWork NSW and the material transported and disposed of in accordance with NSW Environment Protection Authority requirements.

39. Unexpected Site Contamination

During construction works, should any contamination information or contaminants be identified which have the potential to alter previous site contamination assessments and recommendations, the relevant SINSW Project Manager must be immediately notified and works must cease in the location of the contamination. Works must not recommence until a suitably qualified contamination consultant has investigated the unexpected contamination and provided recommendations for the necessary remedial work required to render the site suitable for the activity. Following completion of the remediation, 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 is also to be provided to the relevant SINSW Project Director and the Crown Certifier. A notice of completion of remediation work must also be given in accordance with Section 4.14 and Section 4.15 of *State Environmental Planning Policy (Resilience and Hazards) 2021*.

40. Non-Aboriginal Heritage

All work is to be undertaken in accordance with the recommendations of the Heritage Impact Statement approved as part of the REF dated 24 June 2024. All personnel working on the site must understand their responsibilities under the *Heritage Act 1977*. If any 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 SINSW 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 SINSW Heritage Team. Should significant relics be identified, external approvals to impact the relics may be required.

41. Aboriginal Heritage

All work is to be undertaken in accordance with the recommendations of the Aboriginal Due Diligence/ACHAR approved as part of the REF dated 24 June 2024. If any 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 SINSW Heritage Team is to be notified and an archaeologist engaged to undertake a site inspection to assess the find. If Registered Aboriginal Parties (RAPs) were engaged as part of an ACHAR process, the RAPs are to be invited to site along with the archaeologist. 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 SINSW Heritage Team. Should Aboriginal objects be identified, these are to be registered in the Aboriginal Heritage Information Management System (AHIMS). An Aboriginal Heritage Impact Permit (AHIP) would also need to be obtained to impact the site.

42. Ecological Management

All work is to be undertaken in accordance with the recommendations of the Flora and Fauna Assessment approved as part of the REF dated 24 June 2024. In particular:

- weed management must be undertaken in accordance with the recommended mitigation measures identified in section 4.2 of the Flora and Fauna Assessment,
- where hollows are felled, these are to be recovered and reinstalled where possible,
- provide hollows or nest boxes for hollow-bearing trees to be removed at a minimum ratio of 1:1, and
- pre-clearing surveys are to be completed prior to vegetation removal by a suitably qualified ecologist.

43. 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 SINSW 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 *Coroners Act 2009*. Aboriginal burials (older than 100 years) are protected under the *National Parks and Wildlife Act 1974* 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 *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*.

Part D - Prior To Commencement Of Operation

Note: The following conditions/mitigation measures are to be complied with prior to commencement of operation of the works.

44. Crown Completion Certificate

A Crown Completion Certificate is to be issued by a Crown Certifier prior to the occupation of the works.

45. Compliance with Plans and Supporting Documentation

Prior to issue of a Crown Completion Certificate, evidence must be provided to the satisfaction of the Crown Certifier that the works have been carried out in accordance with the approved REF, plans and supporting documents outlined under condition/mitigation measure 2, except where a condition/mitigation measure expressly required or allowed otherwise.

46. Independent Audits Report

Prior to issue of a Crown Completion Certificate, the independent audits report required by condition/mitigation measure 23 is to be provided to the satisfaction of the Crown Certifier.

47. Utilities and Services

~~Prior to issue of a Crown Completion Certificate, a Compliance Certificate under Section 307 of the Water Management Act 2000 must be obtained.~~

48. Works as Executed

Prior to the issue of a Crown Completion Certificate, 'Works as Executed' drawings are to be submitted to the Crown Certifier and the relevant SINSW Project Director.

49. Post-Construction Dilapidation Report

Prior to the issue of a Crown Completion Certificate, a Post-Construction Dilapidation Report is to be prepared by a suitably qualified expert and submitted to Council, relevant property owners, relevant asset/service infrastructure owners, the Crown Certifier and the relevant SINSW Project Director. The report must determine whether the construction work has resulted in any structural damage to adjoining private properties, and assets/service infrastructure identified in the Pre-Construction Dilapidation Report required by condition/mitigation measure 22. If the report determines that there is damage as a result of construction works associated with the REF, the identified damage must be repaired as soon as practical to the satisfaction of the Crown Certifier, prior to the issue of a Crown Completion Certificate.

50. Stormwater Operation and Maintenance Plan

Prior to the issue of a Crown Completion Certificate, a Stormwater Operation and Maintenance Plan is to be prepared and submitted to the satisfaction of the Crown Certifier. The Stormwater Operation and Maintenance Plan shall ensure that stormwater quality measures remain effective during site operations and contain the following:

- a. Maintenance schedule of all stormwater quality treatment devices;
- b. Record and reporting details; and
- c. Work Health and Safety requirements.

51. Signage and Line Marking

Prior to the issue of a Crown Completion Certificate, signage, directional information, and line marking must be installed to the satisfaction of the Crown Certifier and in accordance with the requirements of the relevant approved Section 138 approval(s). This includes any necessary advisory signage, wayfinding and/or identification signage provided on the plans under condition/mitigation measure 2.

Part E - Post Occupation

52. Stormwater Management

Stormwater management systems, including any water treatment systems, must be maintained and operated in a proper and efficient condition.

Dictionary

Term	Definition
Aboriginal object	Has the same meaning as the definition of the term in Section 5 (Definitions) of the <i>National Parks and Wildlife Act 1974</i> .
Aboriginal place	Has the same meaning as the definition of the term in Section 5 (Definitions) of the <i>National Parks and Wildlife Act 1974</i> .
Bushfire prone land	Land mapped on a bushfire prone land map as being subject to bushfire hazard. If part but not all of a lot is mapped as being subject to bushfire hazard, only the specific part of the lot that is mapped as being subject to bushfire hazard is bushfire prone land.
Certification of Crown building work	Certification under section 6.28(2) of the <i>Environmental Planning and Assessment Act 1979</i> .
Construction	<p>All physical work to enable operation including (unless specifically excluded by a mitigation measures/condition) but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the activity, including bulk earthworks, and erection of buildings and other infrastructure permitted by this REF determination, but excluding:</p> <ul style="list-style-type: none"> • Building and road dilapidation surveys; • Investigative drilling or investigative excavation; • Archaeological Salvage; • Establishing temporary site offices (in locations identified by the conditions/mitigation measures of this REF determination); • Installation of environmental impact mitigation measures, fencing, enabling works; and • Minor adjustments to services or utilities.
Crown Certifier	A person qualified to conduct a Certification of Crown Building work.
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site.
DoE	Department of Education
EFSG	Educational Facilities Standards and Guidelines
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings.
Reasonable	Means applying judgement in arriving at a decision, considering mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
REF	Review of Environmental Factors
SINSW	School Infrastructure NSW
Suitably qualified person	A professional with the necessary qualifications having regard to the nature of their technical services.