

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.

Table 1 Mitigation Measures

Ref No.	Mitigation Measure	Timing	Appendix Reference
General			
GM-1	A Crown Completion Certificate is to be issued by a Crown Certifier prior to the occupation of the works and forwarded to the department's Statutory Planning Post Approvals Team.	Pre-Operation	
GM-2	A Fire Safety Certificate must be obtained for all the essential fire or other fire safety measures forming part of the REF determination. A copy of the Fire Safety Certificate must be submitted to the relevant authority. The Fire Safety Certificate must be prominently displayed in the relevant building.	Pre-Operation	
GM-3	A Compliance Certificate under Section 73 of the Sydney Water Act 1994 must be obtained.	Pre-Operation	
GM-4	'Works as Executed' drawings are to be submitted to the Crown Certifier and the relevant department Project Director/Asset Manager.	Pre-Operation	
GM-5	A certificate from a suitably qualified person must be obtained to certify that the kitchen, food storage and food preparation areas have been constructed in accordance with AS 4674:2004 Design, construction and fit-out of food premises. The certificate is to be provided to the Crown Certifier.	Pre-Operation	
GM-6	It must be demonstrated to the Crown Certifier that any new mechanical ventilation systems comply with: a) Australian Standard AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Mechanical ventilation in buildings, and other relevant codes; and b) Any dispensation granted by Fire and Rescue NSW.	Pre-Operation	
GM-7	All new buildings and structures, must have a structural certificate prepared and issued. The structural certificate must be prepared by a qualified and practicing Structural Engineer and confirm that the structural work is compliant with the structural drawings. The structural certificate is to be provided to the Crown Certifier.	Pre-Operation	
GM-8	It must be demonstrated to the Crown Certifier that any new or upgraded external lighting complies with Australian Standard AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting.	Pre-Operation	
GM-9	It must be demonstrated to the Crown Certifier that the products and systems installed for any external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the National Construction Code.	Pre-Operation	
GM-10	Prior to the commencement of operations, signage and directional information must be installed to the satisfaction of the Crown Certifier.	Pre-Operation	

GM-11	An Interim Site Audit Statement prepared by an EPA Accredited Site Auditor is to be provided to the relevant department Director/Asset Manager and department Statutory Planning Post Approval Team.	Pre-Operation
GM-12	The school must submit an annual Fire Safety Certificate to Council and the Commissioner of Fire and Rescue NSW in accordance with section 89 of the EP&A (Development Certification and Fire Safety) Regulation 2021 every 12 months after the initial Fire Safety Certificate	Pre-Operation
GM-13	Use of school facilities by the local community will only take place during the following hours: <ul style="list-style-type: none">9:00am to 10:00pm, Saturday.9:00am to 6:00pm, Sunday.	Operation
GM-14	The standard hours of operation will be between 8:00am and 4:00pm, Monday to Friday. Exact school hours within this timeframe to be confirmed by school prior to operation.	Pre-Operation and Operation
GM-15	The Out of School Hours care will take place during the following hours: From 6:30am to 9:00am (as confirmed by school), Monday to Friday. (before school) From 3:00pm to 6:30pm (as confirmed by school), Monday to Friday. (after school)	Pre-Operation and Operation
Design and Operation		
Landscaping		
D/O-L1	Landscaping at the site that is associated with the works must continue to be maintained. This includes the undertaking of regular weeding.	Post-operation
Transport and Traffic		
D/O-TT1	Standard regulatory speed signage indicating a speed limit of 20km/h must be installed at the entry locations and at 50m increments along the existing north-south Service Road.	Pre-Operation
D/O-TT2	Widen the Digitaria Drive footpath to 2.0m and provide tree planting for shade along Digitaria Drive southern side for the length of the frontage.	Pre-Operation
D/O-TT3	School Zone signage, speed management signage and associated pavement markings must be constructed and approved by TfNSW.	Pre-Operation
D/O-TT4	Subject to approval by Camden Council, change traffic signs along Digitaria Drive, southern side, along the frontage of the school to No Parking 8.00-9.30am and 2.30-4.00pm	Pre-Operation
D/O-TT5	Retractable bollards on the western driveway are to be raised outside of delivery hours.	Operation
D/O-TT6	By Term 2 of the first year of operation appoint a School Travel Coordinator, establish a School Transport Committee, and prepare a Travel Access Guide.	Operation
D/O-TT7	Update the School Transport Plan annually for the first two years.	Operation

Appendix 17 – Transport Access Impact Statement

D/O-TT8	Deliveries and waste collection must occur outside of school operating and peak hours (before 8am or after 4pm).	Operation	
Noise Impact			
D/O-NV1	Provide minimum façade constructions as per Table 18 and Table 19 of the Acoustic Report prepared by NDY (Revision 3.1).	Design	Appendix 18 – Acoustic Report
D/O-NV2	Waste collection vehicles are required to enter the Service Road via Gregory Hills Drive.	Operation	
D/O-NV3	PA systems and school bells are required to be located as far as possible from neighbouring and oriented to the centre of the arrangement of school buildings.	Design and operation	
D/O-NV4	Car park peak movements during evening events to be limited to 1 hour (i.e. 1 event in an evening).	Operation	
D/O-NV5	The car park must have a coved finish with Slabseal 2000 SR sealant or equivalent applied to the concrete floor.	Design	
D/O-NV6	Attenuators, louvres, screening or the like are to be applied to all mechanical systems including fans, outdoor units, smoke fans.	Design	
D/O-NV7	Implement any required acoustic mitigations based on final fire pump selection during the detailed design and operations stages	Design and Operation	
Flooding			
D/O-FL1	Flood awareness training to be included in site induction process.	Operation	Appendix 21 – Flood Risk Assessment
D/O-FL2	Flood Risk Management Plan signs must be installed in appropriate locations around the site.	Operation	
D/O-FL3	Gledswood Hills High School should consider enforcing Shelter in Place protocols within the habitable floor areas if moderate flood warnings are announced.	Operation	
D/O-FL4	The Flood Risk Management Plan should be updated periodically.	Operation	
Operational Waste			
D/O-OW1	Operations should be undertaken in accordance with the Operational Waste Management Plan (Report No. 5911 Revision D) prepared by Elephants Foot dated 20/12/24.	Operation	Appendix 27 – Operational Waste Management Plan
Stormwater			
D/O-SW1	Stormwater quality treatment measures to treat stormwater in accordance with the Council requirements must be implemented.	Operation	Appendix 11 – Hydraulic Services

Social Impact

D/O-SI1	Implement promotion of healthy food choices and provision of health options at the school canteen, which are affordable, tasty, nutritious, and appealing to school students. This should be aligned to the Healthy School Canteen Strategy.	Operation	Appendix 26 – Social Impact Assessment
D/O-SI2	Monitor any future applications for fast food restaurants/fast food signage applications in close proximity (400m) to the school. Noting that density of outlets has been found to influence increased discretionary purchases of fast-food.	Operation	
D/O-SI3	Liaise with future fast-food restaurant and Gregory Hills Hotel to promote responsible behaviours, strong local relationships and students' wellbeing.	Operation	

Bushfire

D/O-BF1	The proposed internal roads (i.e. 'kiss and drop' and carpark and services access) are to comply with the Acceptable Solutions listed within Table 6.4b of Planning for Bush Fire Protection 2019.	Pre-Operation	Appendix 25 – Bushfire Assessment Report
D/O-BF2	Fire hydrants are provided in accordance with AS2419:2021	Operation	
D/O-BF3	Gas services (if installed) are installed and maintained in accordance with AS/NZS 1596:2014.	Operation	
D/O-BF4	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).	Pre-Operation	

Ecologically Sustainable Development

D/O-ESD1	<p><u>Formal Green Star Certification / Green Star Buildings v1 / 5 Star</u></p> <p>A holistic approach to sustainability must be implemented, by addressing the requirements from Green Star Buildings framework, which is representative of an Industry Best-practice outcome.</p> <p>For operations, meter, measure and monitor the building performance to address the requirements from Green Star Buildings framework, which is representative of an Industry Best-practice outcome.</p>	Operation	Appendix 15 – Ecologically Sustainable Development Report
D/O-ESD2	<p><u>Reduction in energy demand</u></p> <p>The following strategies must be incorporated:</p> <ul style="list-style-type: none"> Air Conditioning systems must utilise push-buttons with a run-on timer for activation and de-activation of the air-conditioning in all spaces. LED lighting fixtures must be provided with Passive Infrared Occupancy sensors. Sub-meters must be provided for monitoring and preparing targeted approach for future optimization. 	Design and Operation	
D/O-ESD3	<u>Minimise potable water consumption</u>	Pre-Operation	

	Certified WELS rated water fixtures to reduce wastage of water. Rainwater tanks (2x20kL each) must be installed for enabling rainwater harvesting, to reduce the load on potable water demand.		
D/O-ESD4	<u>On-site renewable energy generation</u> A 99kW Photovoltaic system must be incorporated in the design.	Design	
D/O-ESD5	<u>Embodied Reporting</u> Potential waste streams that would occur during the operational stage must be identified, and a 'reduce-reuse-recycle' strategy must be implemented.	Operation	
Construction Management			
CM1	A copy of the approved plans, Crown Certificate and the Terms of Approval/mitigation measures must be kept at an appropriate location on-site at all times and must be available for inspection on request.	Construction and Operation	Appendix 29 – Preliminary Construction Management Plan
CM2	A Crown Certificate under Section 6.28 of the <i>Environmental Planning and Assessment Act 1979</i> is to be obtained by a registered Certifier prior to any work commencing.	Pre-construction	
CM3	These Terms of Approval/mitigation measures, approved plans and supporting documents do not remove any obligation to obtain all other licences, permits, approvals and landowners 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 department Project Director/Asset Manager.	Construction and Operation	
CM4	All building work must be carried out in accordance with the National Construction Code Series, Building Code of Australia, Volume 1 and 2, as relevant.	Pre-construction	
CM5	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 the department), National Construction Code [and the recommendations of the Accessibility Report approved as part of the REF dated 19/11/24. 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.	Pre-construction, Construction and Design	
CM6	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.	Pre-construction and Construction	
CM7	The external walls of buildings, including alterations and additions to existing buildings, must comply with the relevant requirements of the National Construction Code.	Pre-construction and Construction	
CM8	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	Pre-construction and Construction	

	<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 Crown Certifier and the relevant department Project Director/Asset Manager prior to filling works.</p>	
CM9	<p>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 Crown Certifier and the relevant department Project Director/Asset Manager prior to importing the mulch.</p>	Pre-construction and Construction
CM10	<p>A program of independent audits must be prepared for the work 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:</p> <ul style="list-style-type: none"> a) Assesses how the Terms of Approval/mitigation measures under each Part of the determination are being satisfied; b) Outlines the adequacy of any documents required under the Terms of Approval/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 department Project Director/Asset Manager and department Statutory Planning Post Approval Team.</p>	Pre-construction
CM11	<p>Council, department Statutory Planning Post Approval Team and the occupiers of any land within a minimum of 80 metres of the site boundaries 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.</p>	Pre-construction
CM12	<p>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:</p> <ul style="list-style-type: none"> a) 24-hour contact person for the site; b) Telephone and email addresses; c) Site works and timeframes; and <p>Details of where accessible project information can be sourced.</p>	Pre-construction
CM13	<p>A detailed Construction Environmental Management Plan will be prepared by the Contractor prior to the commencement of construction.</p>	Pre-construction

CM14	The Crown Certifier is required to confirm that the products and systems proposed for use or used in the construction of any external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the National Construction Code.	
CM15	Independent advice is required to confirm that the design of any new or upgraded external lighting is in accordance with Australian Standards AS/NZS 1158.3.1:2020 Lighting for roads and public spaces – Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements and AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting. The advice is to be provided to the Crown Certifier.	Pre-construction
CM16	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
CM17	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
CM18	<p>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:</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>Provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following additional work hours:</p> <ul style="list-style-type: none"> a) Mondays to Friday inclusive: Between 6.00pm to 7.00pm; and b) 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"> 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; or d) For the delivery of oversized equipment or structures that police or other authorities determine require special arrangements to transport along public roads; or e) 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 	Construction

	<p>f) 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</p> <p>g) public infrastructure works where work outside the recommended standard hours is supported by the affected community to shorten the length of the project; and</p> <p>h) where it is demonstrated and justified for the need to work outside the recommended construction hours. 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>	
CM19	<p>To minimise loss of amenity, blasting is not permitted and the use of any rock excavation machinery, sheet piling, pile driving or jack-hammering the like is restricted to the following hours:</p> <p>a) Monday to Friday inclusive: 9:00am to 12:00pm;</p> <p>b) Monday to Friday inclusive: 2:00pm to 5:00pm; and</p> <p>c) Saturday: 9:00am to 12:00pm.</p>	Construction
CM20	<p>The independent audit reports of the development must be carried out in accordance with the approved program and having regard to the Independent Audit Post Approval Requirements.</p> <p>Each Independent Audit is to be provided to the relevant department Project Director/Asset Manager and department Statutory Planning Post Approval Team in line with the audit program.</p>	Construction
CM21	The Contractor is to comply with the WHS and Environmental Management Policies, Plans and Procedures.	Construction
CM22	The Contractor will ascertain all relevant project information, applicable Standards, Statutory requirements and Conditions, including all Authorities having jurisdiction over the works; obtain all relevant insurances, permits and approvals and pay all associated fees, including any outstanding Long Service Leave Levies; ensure a copy of the REF is filed on site for reference throughout the works.	Construction
CM23	Physical separation of the site from the street and the school will be established through Class A Hoarding or appropriate fencing.	Pre-construction
CM24	The Contractor is to ensure there is a dispute resolution plan in place and all complaints encountered by the general public are recorded and communicated to School Infrastructure as soon as possible.	Construction
CM25	An Erosion and Sediment Control Plan 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.	Pre-construction
Stormwater		

CM-SW1	Erosion and sediment control measures must be implemented, including silt fence, sediment traps and sediment basins.	Construction	Appendix 8 – Civil Engineering Design Report
Contamination Risk			
CM-CR1	Any materials resulting from illegal dumping (fly tips) must be removed from the site and disposed of appropriately as part of the site preparation works. Inspection of the footprints of the fly tips is to occur following complete removal.	Pre-Construction	Appendix 19 – Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI)
CM-CR2	In the event of unexpected finds, a contamination assessment must be carried out. Where contamination is identified, a Remediation Action Plan must be prepared in consultation with Independent Site Auditor.	Construction	
Noise and Vibration Impacts			
CM-NV1	Perimeter hoarding must be installed to shield the childcare centres either side of the site in accordance with the diagram at Figure 16 of the Acoustic Report prepared by NDY (Revision 3.1). It must be of the following minimum specifications: 2m in height, solid with a density of 17 kg/m2.	Construction	Appendix 18 – Acoustic Report
CM-NV2	Time restrictions are to be applied to construction noise activities as required to comply with the construction noise limits.	Construction	
Aboriginal Cultural Heritage			
CM-AH1	<u>Discovery of Unanticipated Aboriginal Objects in areas of low archaeological potential</u> Should any Aboriginal objects be encountered during works associated with this assessment proposal, works must cease immediately, and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object, the archaeologist will provide further recommendations. These may include notifying the DCCEEW and Registered Aboriginal Parties, details provided in Section 8.	Construction	Appendix 23 – ACHAR
CM-AH2	<u>Discovery of Aboriginal Ancestral remains</u> Aboriginal ancestral remains may be found in a variety of landscapes in NSW, including middens and sandy or soft sedimentary soils. If any suspected human remains are discovered during any activity, you must: 1. Immediately cease all work at that location, and no further movement or disturbance of the remains and with a buffer of at least 20 metres, to avoid further harm. 2. Notify the NSW Police and DCCEEW Environmental line on 131555, as soon as practicable and provide details of the remains and their location. 3. Not recommence work at that location unless authorised by Heritage NSW (DCCEEW)	Construction	
Traffic and Transport			
CM-TT1	Prior to construction commencing, finalise a Construction Traffic Management Plan to the satisfaction of Camden Council, including preparation of traffic guidance schemes where required.	Pre-Construction	Appendix 17 – Transport Access Impact Statement

Geotechnical Implications			
CM-GEO1	Construction is to be undertaken in accordance with the Salinity Management Plan prepared by Douglas Partners (May 2012) as appended to the Preliminary Geotechnical Desktop Study and Intrusive Geotechnical Investigation Report prepared by Geotechnique (Rev 1 20/12/2024).	Construction	Appendix 22 – Geotechnical Report
CM-GEO2	Detailed design should recognise variability in thickness of fill across the site and ascertain that the design allows for this variability and its implications in project design and costing. It is preferable that the fill thickness variability is confirmed by additional borehole drilling and/or inspections during construction stage to reduce the risk of this variability.	Design and Construction	
CM-GEO3	Detailed design should recognise variability in the depth to bedrock to ascertain that the designs of activities are appropriate to site conditions and its impact on project design and costing. The depth to bedrock will need to be confirmed by additional borehole drilling or inspections during construction stage	Design, Construction and Operation	
CM-GEO4	Detailed design should recognise the possibility that the existing fill across the site is of variable nature. Review results of geotechnical investigations carried out to ascertain the existing fill is suitable as foundation materials. Alternatively, it can be assumed that the existing fill is uncontrolled and ensure the design is suitable for site underlain by uncontrolled fill.	Design and Construction	
CM-GEO5	Detailed design should recognise that the subsurface soils across the site are saline and therefore disturbance and excavation of soils across the site should be carried out in accordance Saline Soil Management Plan (SMP) recommended by Douglas Partners. The cost for management of saline soil should be considered in project costing. It is possible that non-saline soil may be encountered in some portions of the site. If additional testing is carried out to delineate areas with non-saline soil, disturbance, and excavation of non-saline soils may be carried out without SMP	Design, Construction and Operation	
Social Impact			
CM-SI1	Implement a delivery method that improves efficiency to reduce construction timeframes and impacts.	Construction	Appendix 26 – Social Impact Assessment Report
CM-SI2	Preparation of a Construction Management Plan should contain a communications and engagement plan to minimise disruption, including notification requirements for periods of high impacts, key contacts for enquiries and a complaints management process.	Construction	
CM-SI3	Any Construction Management Plan should also consider the needs of potentially sensitive receivers/vulnerable groups including childcare and medical uses neighbouring the site.	Construction	
CM-SI4	Liaise with parties responsible for other proposed activity to coordinate community notification of construction works, particularly for road closures and detours.	Construction	
Construction Waste			
CM-CW1	All hazardous materials, including asbestos, will be managed by licensed contractors and disposed of at approved facilities.	Construction	Appendix 28 – Construction and
CM-CW2	Hazardous waste materials will be stockpiled minimally on-site, stored on HDPE liners in bunded locations	Construction	

CM-CW3	Trucks carrying contaminated materials should be securely covered after material loading and must be licensed by EPA	Construction	Demolition Waste Management Plan
CM-CW4	Decontamination of all equipment prior to demobilisation	Construction	
CM-CW5	All waste generated during construction and demolition will be segregated on-site into dedicated bins for materials such as green waste, timber, concrete, metals, and plasterboard, etc.	Construction	
CM-CW6	Excavated material will be reused on-site for landscaping, levelling, or backfilling where practical, with any excess sent to a licensed facility	Construction	
CM-CW7	Site staff will undergo training on waste management procedures, including source separation, spill management, and legal obligations.	Construction	
CM-CW8	Materials will be selected and ordered to minimize waste, preferring pre-cut, prefabricated materials, and items with recycled content or reuse potential.	Design	
CM-CW9	All site procedures will include provisions for battery and green waste recycling, use of excavated materials on-site, and proper disposal of hazardous waste to ensure compliance with EPA and WorkCover requirements.	Construction	
CM-CW10	Skip bins and stockpile areas will be managed to avoid overfilling, contamination, and environmental impacts, with regular waste removal scheduled.	Construction	
Ecology			
CM-EC1	<p>The following measures will be implemented to manage the potential soil impacts:</p> <ul style="list-style-type: none">• Minimise disturbance and compaction of existing soils where possible• Replace any topsoil once works are completed• Recreate a natural landscape profile where excavation works have been completed• Stabilise any exposed soils• Revegetation any disturbed areas not required for maintenance purposes.• Sediment control fences installed.• Damping of soils in dry and windy conductions to prevent excess dust spreading over neighbouring properties.• Keep vehicle movements on site to tracks and limit movement through temporary construction fencing.	Construction	Appendix 24 – Biodiversity Report
CM-EC2	Temporary stormwater management measures such as sandbags, sediment fences and berms are to be appropriately located to intercept surface water run-off during the construction phase and ensure that sediment laden runoff and other construction pollutants do not enter downstream aquatic systems.	Construction	
CM-EC3	Where open trenching is undertaken it is recommended the trench is to be exposed for as minimal length of time as feasible and outside of wet weather conditions. In addition, restoration and stabilisation of the disturbed sections is to be commenced immediately after completion of construction works. Backfilling and stabilisation are to be undertaken as quickly as possible following installation of infrastructure. Should dewatering be required, water collected is to be contained and discharged in a manner that avoids sedimentation, flooding and erosion.	Construction	

CM-EC4	All potential chemical pollutants (e.g. fuels, oils, lubricants, paints, etc.) are to be stored in appropriate containers in bunded areas within construction compounds to minimise the risk of spillages and mobilisation of any pollutants into aquatic environments.	Construction	
CM-EC5	Best practice construction management protocols such as timing, daytime work hours, damping of soils and noise suppressed machinery should be utilised during the construction phase. These controls will ameliorate the creation, severity and annoyance levels of these emissions.	Construction	
Arboricultural Impact			
CM-A11	All tree removal work is to be carried out by an experienced Arborist with minimum AQF Level 3 qualifications in accordance with AS4373-2007 - Pruning of Amenity Trees, Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation.	Construction	Appendix 10 – Arboricultural Impact Assessment
CM-A12	Retain and protect Trees 5, 6, 8, 9, 11, 12, 13, 14 & 15 in accordance with the Tree Location Plan & Tree Protection Specification held at Appendix 2 & 5 of the Arboricultural Impact Assessment prepared by Creative Planning Solutions and AS497-2009 Protection of trees on development sites.	Construction	
CM-A13	A Project Arborist experienced in tree protection on construction sites must be engaged prior to the commencement of any works on site. The Project Arborist shall monitor and report regularly to the Principal Certifying Authority (PCA) and the Applicant on the condition and protection of the retained trees during the works. The Project Arborist is to supervise and monitor any excavation, machine trenching or compacted fill placement within the TPZ of retained trees throughout construction.	Construction	
CM-A14	Provide replacement planting for removed street trees at a minimum ratio of 1:1. Trees selected for planting are to be of a species consistent with Camden Council Indicative Planting List and planted in accordance with the street tree planting requirements outlined within Appendix B of Camden Development Control Plan 2019	Pre-Operation	
Ecologically Sustainable Development			
CM-ESD1	<u>Embodied Reporting</u> Must implement environmentally friendly materials and responsible procurement to reduce the stress on virgin materials. Must divert 90% of the construction waste from landfill.	Design and Construction	Appendix 15 – Ecologically Sustainable Development Report