| ID | Measure | Timing |
|---|---|---|
| **General** | | |
| **G1** | The Staging Plan Issue 01 dated January 2025 shall be updated if required during works to reflect any changes in the project but shall remain consistent with Mitigation TTA1. Any staging plan updates shall be submitted to the Crown Certifier prior to the commencement of the relevant works. | Construction |
| **G2** | Detailed design for the redirection of off-site stormwater management systems, associated with the dam positioned on the eastern boundary shall be prepared by a suitably qualified engineer. Written confirmation of support from all affected landowners and Maitland City Council shall be submitted to the DoE and Crown Certifier prior to commencement of the relevant works. The final approved plans shall be submitted to the DoE and Crown Certifier for approval prior to the commencement of the off-site stormwater water works.<br><br>No works are to be undertaken on the easement to drain water, that will affect the beneficiary of the easements' rights to drain water, until the off-site stormwater works outside of the Site boundary are complete and easement for drainage in mitigation measure TTA1 is extinguished. | Design/Construction |
| **G3** | If mitigation measure BP1 cannot be complied with, then prior to the commencement of any work, a Section 100B Bush Fire Safety Authority under the *Rural Fires Act 1997* is to be obtained from the NSW Rural Fire Service. | Construction |
| **G4** | Prior to demolition and/or removal of buildings a hazardous survey shall be undertaken to identify and manage any existing hazards within the buildings to be removed and/or demolished. A management plan shall be prepared to ensure that the removal and disposal is acceptable, a copy shall be submitted to the crown certifier for approval prior to demolition. The management plan must comply with WHS and legislative requirements. | Construction |
| **G5** | Prior to the commencement of any construction work within the road reserve, 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. | Construction |
| **G6** | Detailed drawings shall be prepared for a temporary driveway facility at the eastern end of Northview Street to allow for vehicles utilising the kiss and drop to be able to turn around and exit west along Northview Street, as shown in the approved Traffic and Transport Impact Assessment Issue 5 Dated 17 January 2025. This design shall be submitted to the Crown Certifier for approval prior to construction.<br>The operation of the main Learning Building cannot commence on site until the temporary driveway has been constructed and a management plan, that minimises conflict between school and preschool | Design/Construction |

| ID | Measure | Timing |
|---|---|---|
| | stakeholders, has been submitted and approved by the DoE and Crown Certifier. | |
| **G7** | The proposed public art to be installed on the western facade of the main Learning Building shall be approved by a suitably qualified heritage consultant prior to installation. The public art shall be installed prior to the completion of the completion of the approved Gillieston Public School activity. | Design/Construction |
| **G8** | The majority of the works will be carried out within the compounds of the school. Pedestrian and cyclist management will be undertaken in accordance with the approved Construction Traffic Management Plan.<br>Throughout the duration of the construction works, fencing and/or hoarding in accordance with the relevant standards will be provided around the site to provide protection and prevent unauthorised access. Where works are required in the public domain, safe routes will be provided around the worksite, which will require a site-specific management plan. | Construction |
| **G9** | Prior to the commencement of the first stage of operation, the Waste Management Plan dated 17 October 2024 and listed in the Appendices Table shall be updated to align with future student and staff population numbers and also amened to incorporate any operational waste management measures necessary for the activity. 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 Crown Certifier for information. | Design/Construction/Operation |
| **G10** | Prior to the commencement of first stage of operation of the School 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 for subsequent stages, 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 also to be provided to the Crown Certifier and the relevant DoE Project Director/Asset Manager. | Construction/Operation |
| **G11** | Prior to the commencement of each stage of operation, the Flood Emergency Response Plan (FERP) is to be incorporated with the Emergency Management Plan for approval of the DoE and include the following:<br>a) Prioritise evacuation and avoid shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises.<br>b) School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April);<br>c) School administration to undertake responsibilities as set out in the FERP; and<br>d) Ensure that the Flood Warning Notice is maintained and permanently visible. | Operation |

| ID | Measure | Timing |
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| **G12** | Prior to commencement of each stage of operation a Plan of Management shall be prepared and shall address all ongoing day to day operations such as, but not limited to:<br>• Noise<br>• Car parking<br>• Traffic management<br>• School hours<br>• Restriction on number of children in playground at any one time<br>• Minimising conflict between school and preschool uses<br>• Management during construction works<br>• KnD management procedures<br>• Management of temporary KnD driveway<br>• Preschool Management<br>• OOSH Management<br>• Shared community use<br>The Plan of Management shall be submitted to the DoE and Crown Certifier for approval prior to the occupation of the first completed building. | Operation |
| **G15** | When preparing the Construction Environmental Management Plan (CEMP), the CEMP must incorporate:<br>• a detailed cranage analysis to determine the type, size, position and quantity of cranes required for the most efficient material handling solution for the project.<br>• Details regarding the use of a forklift or telehandler.<br>• Truck loads would be covered during transportation off-site;<br>• Neighbouring properties would be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities;<br>• All activities, including the delivery of materials will not impede traffic flow along local roads.<br>These details shall be provided prior to the commencement of each stage of construction works. | Construction |
| **G16** | Prepare a risk management plan prior to the commencement of construction, this plan will need to consider all risks associated with each part of the staged development. | Design/Construction |
| **G17** | To ensure the design development continues to incorporate ‘Connecting to Country’ themes, the | Design/Construction |

| ID | Measure | Timing |
|---|---|---|
| | following needs to be considered:<br>• Reflect country – significance of country and storey telling to be integrated into the built environment<br>• Integration of Culture – determine how the Aboriginal community will use, interact and participate in the space both through social and economic interests<br>• Aboriginal Education – co-design spaces for both Aboriginal and non-Aboriginal students to learn under; and<br>• Materiality – Material choices be led by Aboriginal community in respect of material sourcing, culture and heritage. | |
| **Construction Management** | | |
| **CM1** | Prior to the commencement of works, a Construction Environmental Management Plan (CEMP) is to be prepared to ensure compliance with all relevant Statutory requirements and the requirements of DoE and submitted to the Crown Certifier for approval prior to the commencement of the relevant stage of works. | Design/Construction |
| **CM3** | Prior to the commencement of work, Construction Traffic Management Plan (CTMP) will need to be submitted to detail the general construction traffic and pedestrian management and controls to be implemented through construction. | Design/Construction |
| **CM4** | Prior to commencement of work, a Construction Waste Management Plan (CWMP) will need to be developed. Periodic review of this CWMP will be undertaken to ensure continual compliance with environmental regulations and standards. | Design/Construction |
| **CM5** | Prior to the commencement of work, a Work Health and Safety Management Plan (WHSMP) will need to be developed. Periodic review of this (WHSMP) will need to be developed. Periodic review of this WHSMP will be undertaken to ensure continual compliance with WHS regulations and standards. | Design/Construction |
| **CM6** | The CEMP and/or CWMP shall include management of the following:<br>• Truck loads would be covered during transportation off-site;<br>• Neighbouring properties shall be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities;<br>• All activities, including the delivery of materials would not impede traffic flow along local roads;<br>• Materials would be delivered, and spoil removed during standard construction hours | |

| ID | Measure | Timing |
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| | • Avoid idling trucks alongside sensitive receivers;<br>• Deliveries would be planned to ensure a consistent and minimal number of trucks arriving at site at any one time.<br>• To manage driver conduction the following measures to be implemented:<br>• Avoid idling trucks alongside sensitive receivers; and<br>• Deliveries would be planned to ensure a consistent and minimal number of trucks arriving at site at any one time.<br>• Drivers are to give way to pedestrians and plant at all times | |
| **Traffic, Transport and Access** | | |
| **TTA1** | No works associated with the staff car park, driveway crossover and eastern boundary retaining wall, positioned within the existing drainage easement, is permitted to be undertaken until the easement for drainage is extinguished and/or consent to undertake these works within the easement has been granted by Maitland City Council.<br>Once Owners Consent has been obtained and/or the easement for drainage extinguished, a suitably qualified engineer shall prepare amended final civil design drawings and provide the amended plans to the DoE, all affected property owners and the Crown Certifier. The amended drawings shall ensure that the works will not create any adverse impact on Site and on adjoining properties. | Design/Construction |
| **TTA2** | To address deficiencies in the crossing facilities surrounding the site and provide safe crossings for increased pedestrian demands to/from the school, install Two crossing facilities consisting of:<br>• One raised zebra (wombat) crossing on Ryans Road and<br>• One Children's crossing on Northview Street. | Design/Construction |
| **TTA3** | Relocate and upgrade bus stop facilities consisting of a new bus bay to accommodate two buses on Gillieston Road (southern frontage). | Design/Construction |
| **TTA4** | Comply and implement and monitor all recommendations with the School Transport Plan prepared by Bitzios Issue 5 dated 17 January 2025 prior to the first stage of operation<br>The School Transport Plan is to be reviewed and updated (as required) every 12 months. | Operation |
| **TTA5** | Extend and upgrade the indented parking spaces on Northview Street to formalise the Kiss n Drop (KnD) zone.<br>The KnD Zone is to consist of indented bays on Northview catering for 4 collection bays and queuing for a further 8 vehicles. | Design/Construction |

| ID | Measure | Timing |
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| | | |
| **TTA6** | The frontage works on Northview Street shall include a driveway facility that allows vehicles to turn-around on the site, until such time that a future road or cul-de-sac facility is provide to the east on Northview Street. Detailed drawings to be prepared by suitably qualified consultant, comply with the Australian Standards and be submitted to the Crown Certifier prior to the commencement of works. | Design/Construction |
| **TTA7** | To assist in managing the demands and the operational efficiency of the KnD, bus bay and pedestrian access areas, the infrastructure provisions should be supported by the School Travel Plan, Travel Access Guide and supporting operational guidance on the correct and appropriate use of the transport facilities surrounding the site. | Operation |
| **TTA8** | A KnD Management plan shall be prepared prior to operation and include (but not be limited to) the following:<br>• This kiss and drop is a 'No Parking' zone, meaning you may stop for a maximum of 2 minutes.<br>• Do not arrive before the school bell time and park in the kiss and drop<br>• If you wish to park, there are other alternate locations nearby within unrestricted parking where you can park and walk to the school gate<br>• Drive as far towards the front of the kiss and drop as possible so people can pull in behind you. | Operation |
| **TTA9** | The new vehicular driveways to be provided from both Gillieston Road and Northview Street shall be designed in accordance with AS2890.1. | Construction |
| **TTA10** | A minimum of 50 on-site car spaces associated with the preschool shall be provided and maintained on Site for staff and visitors to the school, with at least two (2) spaces to be accessible car spaces. | Design/Construction/Operation |
| **TTA11** | A minimum of 15 on-site car spaces shall be provided and maintained for drop off spaces associated with the preschool use. | Design/Construction/Operation |
| **TTA12** | To ensure that queuing traffic associated with the KnD along Northview Street is minimised it is recommended that -road signage be placed on either Northview Street or the opposing new streets on the western side of Northview Street to left-in/left-out. Details to submitted to Maitland City Council for approval prior to the final stage of operation and submitted to the Crown Certifier prior to the commencement of operation. | Design/Construction/Operation |
| **Social Impact** | | |
| **SI1** | A Construction Environmental Management Plan (CEMP) is recommended to ensure the construction | Construction |

| ID | Measure | Timing |
|---|---|---|
| | site is managed effectively and meets relevant environmental criteria and regulations. The CEMP should address the social impacts identified in the Social Impact Assessment (SIA) and aim to preserve the amenity of the site and surroundings, people way of life, health and wellbeing and social connections. Key components of the CEMP should include:<br>○ Detailed construction schedules, phases, and operating hours, highlighting their potential construction amenity, health and safety impacts on the local community including ( but not limited to):<br>○ construction staging plan to address how school operations will be taken into account, including how existing and any new students will be impacted /benefit from delivery of Stage 1 ahead of Stage 2. Risk management of delayed outcomes - where staged construction prolongs the duration for construction,<br>○ Site safety and management including dust, noise and vibration access and traffic and other potential health triggers<br>○ Noise and vibration management and monitoring, with quiet work methods implemented as necessary<br>○ Access and traffic management, parking, and road network impacts<br>○ Measures to maintain site safety and prevent crime (CPTED strategies).<br>○ Contact information for key personnel, construction methods, and hours of operation.<br>○ A complaints handling procedure with 24/7 emergency contact information and visible onsite contact details for addressing concerns from the community during construction. If residual impacts persist and complaints are received, adaptive management techniques can be adopted such as programming of very noisy construction activities over school holidays where possible and/or noise attenuation for plant [confirm SI NSW approach] | |
| **SI2** | Establish a Project Co-Ordination Group with a clear governance structure and procedures to:<br>• Establish a transparent framework to manage the project, enabling certainty and clarity of timing<br>• Provide a consistent and robust approach to the planning and delivery of the School, ensuring a clear structure of reporting and decision-making<br>• Maintain clear lines of communication between Department of Education, Schools Infrastructure, Gillieston Public School and other relevant stakeholders.<br>• It should establish a Bi-weekly progress meeting involving the contractor, SINSW and school staff representatives to identify emergent issues and proactively address challenges before | Construction |

| ID | Measure | Timing |
|---|---|---|
| | they escalate<br>• Maintain ongoing proactive communication with surrounding residents to identify emergent issues before they escalate | |
| **SI3** | Prepare and implement a Stakeholder Management Plan post approval to foster ongoing trust, transparency, and collaboration with all stakeholders. Engaging effectively with the community and other key stakeholders will be critical to successfully identifying and mitigating social impacts while enhancing project outcomes. It is recommended that the Stakeholder Management Plan includes the following:<br>• The Stakeholder Management Plan is to establish clear and transparent communication with stakeholders throughout the construction phase. It should enable meaningful engagement, address community concerns, and mitigate social impacts by focusing on the following:<br>o Community Notification - providing information to the public before construction begins and at key milestones;<br>o Communication on Changes – providing updates on any changes such as access, pedestrian safety, traffic, parking, and noise conditions, including complaint handling and resolutions;<br>o Stakeholder Identification - ensuring all affected groups are represented;<br>o Communication Channels - through all relevant media including online Platforms, Newsletters and Fact Sheets, Targeted Emails and Phone Calls;<br>o Crisis Communication Plan – to best manage any negative developments, a rapid response plan will be required to address concerns quickly with factual, reassuring communication and maintain open dialogue to resolve issues; and<br>o Monitoring and Reporting - to address public complaints and report to authorities to ensure regulatory compliance | Construction |
| **SI4** | Prepare and Implement a Construction Traffic Management Plan as recommended in the Preliminary Construction Management Plan and the Traffic and Transport Impact Assessment prepared by Bitzios Issue 5 dated 17 January 2025to:<br>• Effectively separate construction and School operational traffic<br>• Manage construction deliveries so they are timed to occur outside of peak School pick up and drop off times<br>• Separate pedestrian and vehicle entrances, and access routes. Install temporary barriers to keep pedestrians and site traffic apart | Construction |

| ID | Measure | Timing |
|---|---|---|
| | • Provide safe and clear crossing places<br>• Control vehicle entry points and turning areas where possible using a one-way system. Identify parking areas and delivery routes loading zones, away from the work area<br>• Educate workers - traffic management in the induction for everyone<br>• Communicate clearly with the school community and neighbours including provision of site plan, School and construction traffic routes and times | |
| **SI5** | Prepare and Implement a Remediation Action Plan (RAP) and/or Human Health and Ecological Risk Assessment (HHERA) to:<br>• Define the extent of remediation required to make the site suitable for the intended land use<br>• Assess appropriate remediation options<br>• Document the remediation methodology, including associated safety and environmental management controls; and<br>• Outline any potential ongoing monitoring or management requirements to ensure the continued protection of human health and the environment. | Construction |
| **SI6** | An Operational Green Travel Plan (GTP) is recommended to manage the future state impacts of operations-related traffic and parking on surrounding road networks and communities. The key issues to address include:<br>• Safety: Protect the School community and the public from operational traffic.<br>• Congestion: Reduce traffic congestion and delays caused by construction vehicles.<br>• Compliance: Adhere to regulations and encourage active travel<br>• Community Relations: Minimise the negative impact on local communities by keeping them informed and reducing disruptions. | Construction |
| | The GTP should outline measures to ensure that the School operating at full capacity in the future can minimise disruptions, maintain safety, and ensure efficient traffic flow. Key components include:<br>• Current traffic conditions<br>• Projected phased vehicle movements<br>• Traffic control measures with a focus on pedestrian and cyclist safety, especially for children, older people, people with prams and those with disabilities<br>• Parking and kiss and drop areas | Operational |

| ID | Measure | Timing |
|---|---|---|
| | • Control of noise and emissions<br>• Emergency access provisions<br>• Monitoring and reporting<br>• Stakeholder communication strategy | |
| **SI7** | Based on the identification of potential residual operational impact of the school, the following are suggested to promote the acoustic amenity of surrounding receivers:<br>• Children in outdoor play areas are to be supervised by staff to manage any excessive noisy behaviour.<br>• The school to maintain complaints register<br>• Speakers should be located and orientated to provide good coverage of the school areas whilst being directed away from residences. The volume of the system should be adjusted on site so that announcements and bells are clearly audible on the school site without being excessive. The bell system should be set so that it only occurs on school days | Operational |
| **SI8** | The proposal for the school development is a significant change that will have a large visual impact and will contribute to the urbanisation of the landscape and change the local character. However the provisions included within the Architectural Design Report and the Landscape schematics, a few of which are listed below, can not only make this transformation positive, but also can lead to a sense of local pride and community cohesion:<br>• The landscaping works and setbacks provide for a positive visual character, and acts as a buffer between the school and neighbouring residents ensuring privacy.<br>• The geometry of the facade screen can be used as a learning tool. The inclusion of native planting provides an opportunity to learn about bush tucker, bush medicine & how the natural environment<br>• The Architectural design team in consultation with the local Indigenous knowledge holders, have incorporated various elements that allows for clear connection to the distant mountain ranges, waterways and Connection with Country.<br>• All amenities open onto public corridors and circulation zones, which allows for the discussions in terms of the school's amenities (e.g. hardcourts, library or hall) for shared use with the community. | Operational |
| **Tree Management** | | |
| **TM1** | Engage project arborist during the design stages of the project to make recommendations on tree sensitive construction measures if required. Refer to Section 9.3 *Tree Sensitive Construction* | Design |

| ID | Measure | Timing |
|---|---|---|
| | *Measures* | |
| **TM2** | Trees identified for pruning and removal should be undertaken prior to erection of protection fencing, and before demolition and construction works begin. Refer to Section 12 *Recommendations and Conclusion* | Construction |
| **TM3** | Tree protection zones should be implemented on completion of tree works. Refer to Section 10 *Tree Protection.* | Construction |
| **TM4** | Install tree protection fencing and signs. Refer to Section 10 *Tree Protection Measures* | Construction |
| **TM5** | • Regular inspections should be undertaken to ensure compliance with the TPP is maintained.<br>• The project arborist should supervise any works within an established TPZ.<br>• The condition of trees should be assessed on completion of the development and tree protection fencing can be removed.<br>Refer to Section 12.1.2 *Construction Stage* | Construction |
| **TM6** | • The project arborist should assess the condition of the trees and make recommendations for any remedial actions.<br>• Following completion of any remedial works, the project arborist should certify compliance with the TPP. Certification should include a statement on the overall condition of trees after construction.<br>Refer to Section 12.1.3 *Post-construction stage* | Operational |
| **Biodiversity Management** | | |
| **BM1** | Locally endemic native species should be considered for any new plantings. | Design |
| **BM2** | Native trees should be retained where possible, as these trees provide a foraging resource for local native fauna. | Construction |
| **BM3** | Any trees to be removed should be assessed prior to clearing by having an ecologist inspect the trees for birds nests. Trees with occupied nests should be retained until after nesting is completed. | Construction |
| **BM4** | Any existing trees that are to be retained near areas to be developed should have appropriate tree protection fencing around them. | Construction |
| **Landscaping** | | |
| **L1** | Existing vegetation retained where possible to provide established canopy. | Operational |

| ID | Measure | Timing |
|---|---|---|
| **L2** | Tree planting is provided throughout the site and along the boundary to provide shade and soften built-form. New heritage garden curtilage to a heritage building to provide an opportunity for future community involvement and structural integration. | Operational |
| **L3** | Water sensitive urban design (WSUD) principles have been considered with onsite stormwater harvesting and reuse proposed. | Operational |
| **L4** | All softscaped areas on site maintain deep soil access for ground water recharge opportunities. | Operational |
| **L5** | Incorporated Crime Prevention Through Environmental Design CPTED Principles have been adopted throughout the Landscape design process. | Operational |
| **L6** | The open-play space design has taken into consideration the projected growth rates for the local community | Operational |
| **Civil Design and Construction** | | |
| **CDC1** | **Bulk Earthworks and site grading**<br>The site has been graded to incorporate the building, playgrounds, paths and carparks | Design |
| **CDC2** | **Carparking - Access**<br>Carparking access has been provided from both Gillieston Road and Northview Street in accordance with AS2890 | Design |
| **CDC3** | **Car parking**<br>The carpark has been graded to meet DDA requirements an AS2890.6 | Design |
| **CDC4** | **Footpaths and Pedestrian Access**<br>Footpaths around the site have been design in accordance with DDA with a maximum grade of 7% | Design |
| **CDC5** | **Stormwater Conveyance**<br>A pit and pipe network to cater for the 5% AEP (20 year ARI) storm event has been designed. Major storms will be conveyed via overland flow. | Design |
| **CDC6** | **Stormwater detention**<br>Stormwater detention has been provided to reduce the peak flows form the developed site to or below the predeveloped peak flows.<br>Temporary on-site detention is required to be provided, outside the drainage easement, until such time as the consent is obtained and/or easement extinguished to enable permanent on-site stormwater water works to be commenced and completed. Following completion of the final stormwater works the | Design |

| ID | Measure | Timing |
|---|---|---|
| | temporary on-site detention will need to be removed and landscaped. | |
| **CDC7** | **External Detention**<br>Detention requirements to be further developed with the adjoining neighbour, and where applicable, Maitland City Council. | Design |
| **CDC8** | **Stormwater Quality**<br>Stormwater quality treatment measures have been designed to meet the requirements of Maitland City Council. | Design |
| **CDC9** | **Stormwater Quality – Construction Phase – Erosion and Sediment Control**<br>Construction phase water quality measures have been designed in accordance with Managing Urban Stormwater. | Construction |
| **CDC10** | **Waste Water and Potable Water authority service**<br>An application has been lodged with Hunter Water to confirm their requirements for wastewater and potable water servicing for the site. | Design |
| **CDC11** | If required By Hunter Water, upgrade pumps that connect to the potable water System. | Design/Construction |
| **Sustainability** | | |
| **S1** | The project will contribute to NSW's Net Zero emissions goal by 2050. | Design/Construction/Operation |
| **S2** | The project is on track to achieve 4 Star Green rating. The project has been registered with GBCA and a draft scorecard has been prepared. | Design/Construction |
| **S3** | The project will be fossil fuel-free after the occupation of the development commences | Design |
| **S4** | Renewable energy generation and any passive and technical design features were incorporated to minimise energy consumption. | Design |
| **Contamination and Remediation** | | |
| Preliminary Desktop Analysis | | |
| **CR1** | A suitable Remediation Action Plan (RAP) is to be prepared that outlines the remediation strategy for the identified contamination above applicable land use criteria at the site. | Design/Construction |
| **CR2** | The data gaps identified concerning contamination at the site should be assessed during future investigations/ remediation works. | Design/Construction CR |
| Detailed Site Investigation | | |

| ID | Measure | Timing |
|---|---|---|
| **CR3** | An updated or new revision of the Remediation Action Plan (RAP) is to be prepared that outlines the additional contamination identified, and the remediation strategy for the identified contamination above applicable land use criteria at the site. | Design/Construction |
| **CR4** | The data gaps identified concerning contamination at the site should be assessed during future investigations/ remediation works. | Design/Construction |
| **CR5** | All future works should be conducted as per a suitable Construction and Environmental Management Plan (CEMP) to minimise potential risks to human health and the environment during implementation of the RAP. | Construction |
| **CR6** | Any material being removed from site be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines and/or an applicable NSW EPA Resource Recovery Order. | Construction |
| Remedial Action Plan | | |
| **CR7** | Contamination is known to exist at the site that currently renders the site unsuitable. In order to render the site suitable, a data gap investigation is required as well as implementation of the RAP and preparation of a Validation Report upon completion. | Design/Construction/Operation |
| **CR8** | Where encapsulation or cap and contain of contaminated material is chosen as the preferred remediation strategy, a Long-Term Environmental Management Plan must be prepared for the site. | Design/Construction/Operation |
| **CR9** | Prior to remediation works taking place, interim management controls should be put in place to ensure no risk to site users. | Design/Construction |
| Interim Audit Advice Review | | |
| **CR10** | Preparation of a Data Gap Investigation report documenting the outcomes of the proposed additional investigations and finalising the remediation requirements and extents. This must be provided to the Auditor for review prior to remediation commencing. | Design |
| **CR11** | Depending on the significance of the remediation recommendations informed by the Data Gap Investigation, an update to the RAP may be required. This must be provided to the Auditor for review and endorsement prior to remediation commencing. | Construction |
| **CR12** | Implementation of the RAP. | Construction |
| **CR13** | At the completion of remediation in accordance with the RAP, preparation of a Validation Report and long-term Environmental Management Plan (LTEMP). These must be reviewed by the Auditor who will prepare a Section A Site Audit Statement (SAS) and Site Audit Report (SAR) assessing the suitability of the site for the proposed use. | Construction |

| ID | Measure | Timing |
|---|---|---|
| **CR14** | The LTEMP is to be implemented during occupation or use of the site. The approved LTEMP is to be reviewed periodically and, where appropriate, updated or amended. The approved LTEMP is to be implemented until a site audit confirms that the site is suitable for the proposed use without an LTEMP. | Operation |
| *General Contamination Conditions* | | |
| **CR15** | A Validation Consultant is engaged to document the remediation works. | Construction |
| **CR16** | Any amendments to the remediation approach are reviewed by the Site Auditor, including the proposed location(s) and capping and containment design for onsite retention of contaminated materials. | Construction |
| **CR17** | The Construction Environmental Management Plan (CEMP) is prepared under the framework provided as part of the RAP prior to commencement of the remediation works, including to reflect the development consent conditions and regulatory requirements. The CEMP should be implemented by the Principal/Remediation Contactor. | Construction |
| **CR18** | Validation of remediation works is compiled into a Validation Report, in accordance with NSW EPA (2020) Contaminated Land Guidelines, Consultants reporting on contaminated land, for review and audit by the Site Auditor. The Validation Report will document how the remediation acceptance criterion has been achieved. | Construction |
| **CR19** | If an LTEMP is required due to retained contamination, the LTEMP is reviewed and audited by the Site Auditor and agreed as an appropriate method of management prior to implementation. | Construction/Operation |
| **CR20** | If an LTEMP is required, in order to facilitate the legal enforceability of the LTEMP, it is recommended that the consent authority include conditions of consent that require implementation of the LTEMP, or otherwise implementation of any conditions on the Site Audit Statement (SAS), during occupation of the site. | Construction/Operation |
| **CR21** | A Section A SAS and SAR assessing the suitability of the site for occupation is prepared by a NSW EPA Accredited Site Auditor following completion of remediation. | Construction/Operation |
| **CR22** | If staged re-occupation of the site is required following remediation of portions of the site, commensurate staged validation reporting will be required to facilitate the site audit. Consultation with the Principal Certifying Authority would be required to define the site audit requirements for reoccupation (i.e., through IAA, or separate Section A SAS). | Construction/Operation |
| **Bushfire Protection** | | |
| **BP1** | Prior to construction, DoE must ensure the identified Asset Protection Zone (Bushfire Report - Table 2 and shown in Figure 4) is maintained to the specifications detailed in Appendix A. During operation, | Design/Construction/Operation |

| ID | Measure | Timing |
|---|---|---|
| | DoE must ensure Asset Protection Zone are managed in perpetuity or until such time as the land is developed and bushfire hazard removed. | |
| **BP2** | Prior to occupation, DoE to ensure landscaping within the site is designed to achieve bushfire design principles either by achieving Planning for Bushfire Protection acceptable solutions or addressing performance criteria | Design/Operation |
| **BP3** | No bushfire specific construction required for buildings. At commencement of construction and during operation, DoE to ensure fences within 6 m of the buildings shall be of non-combustible material. | Design/Construction/Operation |
| **BP4** | Prior to construction, DoE to ensure fire hydrants are provided in accordance with AS2419:2021. | Design/Construction/Operation |
| **BP5** | Prior to construction, DoE to ensure gas services (if installed) are installed and maintained in accordance with AS/NZS 1596:2014. | Design/Construction/Operation |
| **BP6** | Prior to operation, DoE to prepare an emergency management plan meeting DoE emergency management policy and requirements. | Operation |
| **Heritage Management** | | |
| **HM1** | Select a place for the school bell in the development. | Design |
| **HM2** | Undertake a Photographic Archival Recording of the timber classroom building (Building B00A) before it is demolished. | Construction |
| **HM3** | Report to the heritage consultant if any item of potential archaeological value is uncovered during excavation | Construction |
| **Land Use Management** | | |
| **LUM1** | Where possible, school and landscape design to incorporate elements that reduce noise and odour conflicts as well as increase visual amenity. | Design/Construction |
| **LUM2** | Rainwater tanks to have a tank strainer or dust cover as well as a first flush diverter to be installed at rainwater collection points. | Design/Construction |
| **LUM3** | Administrative – Rainwater collected from tanks not to be used for drinking water. | Operational |
| **LUM4** | No poultry to be kept on the school site. | Operational |
| **LUM5** | Internal ventilation units such as air-conditioning. | Design/Construction |
| **LUM6** | Administrative – limit outdoor play during odour incidences and close windows/doors facing the poultry farm during high wind events. | Operational |

| ID | Measure | Timing |
|---|---|---|
| **LUM7** | School design to include visually aesthetic elements to increase visual amenity of the site. To be considered in Visual Impact Assessment. | Design/Construction |
| **LUM8** | Traffic Impact Assessment and Noise Impact Assessment, to address potential traffic related issues. | Operational |
| **Noise and Vibration Management** | | |
| **NVM1** | Mechanical Services<br>• Mechanical services can feasibly comply with the required criteria<br>• Specific measures to be determined after final equipment selection and plantroom design | Operational |
| **NVM2** | Noise from Children<br>There are no formally required compliance criteria for this source of noise, the following advice is provided for management of this source of noise:<br>• Recess and lunch breaks should be staggered such that no more than half of the student capacity (~370 students) are in the outdoor play areas at any given time (numbers to be confirmed based on what is feasible for the school operations).<br>• Children in outdoor play areas are to be supervised by staff to manage any excessive noisy behaviour.<br>• The school should maintain a complaints register. | Operational |
| **NVM3** | Noise from School Announcements<br>There are no formally required compliance criteria for this source of noise, the following advice is provided for management of this source of noise:<br>• Speakers should be located and orientated to provide good coverage of the school areas whilst being directed away from residences. The coverage of the system should be subject of the detail design of the system.<br>• The volume of the system should be adjusted on site so that announcements and bells are clearly audible on the school site without being excessive.<br>• Once the appropriate level has been determined on site, the system should be limited to the acceptable level so that staff cannot increase noise levels.<br>• The bell system should be set so that it only occurs on school days. | Operational |
| **NVM4** | Sleep Disturbance (6am-7am)<br>• Operational noise sources occurring prior to 7am are predicted to comply with sleep disturbance criteria | Operational |

| ID | Measure | Timing |
|---|---|---|
| | • No mitigation measures required | |
| **NVM5** | Road Traffic Noise<br>• No mitigation measures required for the control of increased traffic noise on public roads, although Northview Street may experience some temporary exceedances to criteria prior to the conversion from cul-de-sac to a through-road | Operational |
| **NVM6** | External Noise Ingress<br>• Standard façade constructions including glazing are predicted to acceptably mitigate traffic noise ingress | Operational |
| **NVM7** | Construction Noise and Vibration<br>• Construction noise and vibration management plan should be prepared prior to commencement of construction works on site to determine all reasonable and feasible measures for minimising construction noise and vibration impacts on surrounding receivers | Construction |
| **Geotechnical Management** | | |
| **GM1** | Intrusive geotechnical works to determine subsurface conditions and construction details of proposed buildings/ footings. | Design/Construction |
| **GM2** | Further intrusive geotechnical investigation must be undertaken to fill in data gaps and provide updated advice following recent design changes. This pertains particularly to the eastern section of the site previously not investigated, and areas where design changes have occurred (ie central portion of the site where deep cut is proposed). | Design/Construction |
| **GM3** | Additional testing to delineate / confirm presence of Acid Sulfate Soils. | Design/Construction |
| **Waste Management** | | |
| **WM1** | The existing sites waste generation outputs have been extrapolated to provide the approximate storage space required for bins within the proposed development. | Design |
| **WM2** | Traffic and waste consultants have confirmed that onsite collection via a HRV is possible for the proposed development. | Design |
| **WM3** | The waste management strategies proposed in this WMP are based from MDCP 2011 and MLEP 2011 requirements. | Design |
| **WM4** | Expected waste generated from C&D activities has been calculated. Specific recovery strategies for each type of C&D waste associated with the construction of the proposed development are provided. | Construction |

| ID | Measure | Timing |
|---|---|---|
| **WM5** | Operational waste generated from the pre-school and school building's have been calculated along with associated storage requirements and suitable collection methods. Alternative waste management strategies are also provided for the consideration of site management. It has been noted that some of these alternative strategies will be mandated in the future. | Operational |
| **Flood Management** | | |
| **FM1** | New culvert under Gillieston Road<br>• A new 1/2400 x 900 mm reinforced concrete box culvert is proposed to drain overland flow under Gillieston Road. The culvert has been sized to mitigate the effect of proposed fill encroaching into the overland flow path. | Design |
| **FM2** | Flood evacuation<br>• When notified of possible flooding or isolation by the NSW SES or Emergency Response Team within the NSW Department of Education, the school body is to assist with coordinating the evacuation of the school. | Operation |
| **Accessibility** | | |
| **A1** | Detailed documentation is to be provided at the appropriate design stage demonstrating compliance with the detailed requirements of AS 1428.1 for:<br>(a) Sliding doors to comply with provisions of clause 13 of AS 1428.1. Fixed latch side panel of 530 mm, contrasting, hardware etc.<br>(b) Stairs to be setback from intersecting path to comply with provisions of Clause 11.1 of AS 1428.1 to ensure handrails do not project into passage.<br>(c) Handrail detailing and tactile indicator detailing to comply with provisions of Clause 11 of AS 1482.1. (d) Staff room EOT01 entry door requires 510 mm clearance on inside face to comply with Clause 13 of AS 1428.1 | Design |
| **A2** | Hearing augmentation is required to all rooms and spaces with in-built amplification systems (i.e. wall fixed TVs with speakers or wall fixed whiteboards with speakers).Details of the proposed hearing augmentation system as per this clause is to be provided at the appropriate design stage demonstrating compliance. | Design |
| **A3** | An accessible shower is required to be provided to the Pre-School in consequence of BCA Clause F4D4 requiring a shower to be provided to this area, as indicated.<br>Detailing of fixtures and features to Clause 15 of AS 1428.1-2009 required at the appropriate future design stage | Design |

| ID | Measure | Timing |
|---|---|---|
| **BCA Compliance** | | |
| **BC1** | Deemed-to-satisfy requirements require Class 9b school buildings of more than 2 storeys or where more than 50 persons occupy the space, and early childhood centres to have access to 2 exits. Building BC (Main Learning Building) has rooms that have access to only one exit and do not meet the concessions within the clause to single exits. It is proposed to consider these under the Performance Provisions of the BCA. (Clause NSW D2D3 Number of exits required).<br>An appropriately qualified fire engineer to provide a fire engineered solution to satisfy the Performance Provisions of the BCA. | Design |
| **BC2** | Building BC (Main Learning Building) egress stairs to the building have been provided as external stairs in lieu of a fire isolated stair. A number of the DTS provisions relating to protection of the external stair are intended to be considered under the Performance Provisions of the BCA. (Clause D2D13 External Stairs in lieu of Fire-isolated exits).<br>An appropriately qualified fire engineer to provide a fire engineered solution to satisfy the Performance Provisions of the BCA. | Design |
| **BC3** | There is conflict between DTS provisions for the position of secondary handrails for a primary school and the provision of non-climable area in balustrades over 4m in height from the floor below. A performance solution is proposed to consider this. (Clause D3D20 Barrier climbability).<br>An appropriately qualified person to provide a performance solution to satisfy the Performance Provisions of the BCA. | Design |
| **BC4** | Swinging exit doors must swing in the direction of egress. There are a number of doors to Buildings BC (Main Leaning Building) that do not meet the concessions of the DTS clause.<br>(Clause D3D25 Swinging Doors).<br>It is intended to swing the doors to comply with the DTS Provisions of the BCA in the next stage of design (Phase 4). | Design |
| **BC5** | External wall cladding, other than those specified prescriptively in this clause, will require performance justification. (Clause F3D5 Wall cladding).<br>An appropriately qualified person to provide a performance solution to satisfy the Performance Provisions of the BCA. | Design |
| **Aboriginal Cultural Heritage Management** | | |
| **ACHM1** | No ground disturbance activities are permitted within 10 m of identified Aboriginal site AHIMS #38-4-2290 (GilliePS-2024-AS1), without obtaining an Aboriginal Heritage Impact Permit (AHIP) to allow impacts from Heritage NSW. Given the paucity of cultural materials encountered, no further | Design/Construction |

| ID | Measure | Timing |
|---|---|---|
| | archaeological mitigation is proposed for inclusion in the AHIP. | |
| **ACHM2** | Develop a Construction Environmental Management Plan (CEMP) or equivalent, to ensure the cultural landscape is considered throughout the project. This includes rehabilitation of areas where infrastructure is not remaining after the project. | Design/Construction |
| **ACHM3** | Include in the CEMP the cultural heritage induction package for all construction personnel and subcontractors, procedures for managing unexpected discoveries, and avoidance of impact to locations outside the AHIP boundary. | Design/Construction |
| **ACHM4** | Implement cultural awareness training for all relevant personnel and contractors involved in the project, to be conducted on Country by representatives of the RAPs as part of the site induction process. | Construction |
| **ACHM5** | Maintain consultation with the registered Aboriginal parties during the finalisation of the assessment process and throughout the project. | Construction |
| **ACHM6** | A copy of the ACHA will be lodged with AHIMS and provided to each of the registered Aboriginal parties. | Design/Construction/Operation |
| **ACHM7** | If any part of the construction footprint is located outside the areas identified in this ACHA, or if any alteration is proposed, further assessment of these areas should be undertaken to identify and manage Aboriginal objects or sites. | Design/Construction/Operation |
| **ACHM8** | Update the AHIMS Site Recording Form for AHIMS #38-4-2290 to reflect the findings of this assessment. | Operation |
| **ACHM9** | In case of a change in the heritage consultant during the project, ensure a proper handover is conducted to avoid loss or mistranslation of the intent of information, findings, and heritage management steps. | Design/Construction/Operation |
| **ACHM10** | Completed documentation, including approved AHIPs, must be supplied to DoE Heritage so it can be archived on the DoE Aboriginal Cultural Heritage *Register.* | Construction/Operation |
| **Electrical and Mechanical Engineering** | | |
| **EME1** | Existing supply does not meet capacity requirements. New substation is required. | Design/Construction |
| **EME2** | Existing timber poles supplying site MSB to remain. New timber poles to be installed for the proposed substation supply to prevent loss of supply to school until construction works complete. | Design/Construction |
| **EME3** | Changeover in supply to be organised after hours/weekends to minimise downtime during school hours. | Construction/Operation |

<table>
<tr><th>ID</th><th>Measure</th><th>Timing</th></tr>
<tr><td>EME4</td><td>Services pits to be designed with drain hole to prevent flooding.</td><td>Operation</td></tr>
<tr><td>EME5</td><td>To prevent excess energy requirements, lighting design to be compliant to NCC Section J requirements.</td><td>Operation</td></tr>
<tr><td colspan="3">Mining Subsidence Management</td></tr>
<tr><td>MSM1</td><td>The identified risk of damage to proposed development relating to mine subsidence shall be mitigated by incorporation of the estimated subsidence parameters in the design such that the structures and infrastructure remain serviceable (Table 5-9 – see below). This must be implemented in the next design phase post REF.<br>Table 5-9 Recommended subsidence Parameters for design of infrastructure associated with the site – based on Holla 1987 [7]
<table>
<tr><th>Parameter</th><th>Value</th></tr>
<tr><td>Maximum Subsidence $S_{max}$ (mm)</td><td>200</td></tr>
<tr><td>Maximum Tensile Strain +$E_{max}$ (mm/m)</td><td>2.0</td></tr>
<tr><td>Compressive Strain - $E_{max}$ (mm/m)</td><td>1.0</td></tr>
<tr><td>Tilt $G_{max}$ (mm/m)</td><td>2.0</td></tr>
<tr><td>Radius of Curvature (km)</td><td>6 km</td></tr>
</table></td><td>Design</td></tr>
<tr><td>MSM2</td><td>Typical SA NSW approval conditions for similar developments shall be implemented (if not by SA NSW) including the need for sign off from the structural engineer that the structures associated with the development have been designed to remain serviceable for the recommended subsidence parameters as well as the below.<br>1) ‘The proposed structure(s) associated with development shall be designed to be “safe, serviceable and readily repairable” using the subsidence parameters outlined below:<br>• Maximum vertical subsidence: 200 mm<br>• Maximum tensile strains: 2.0 mm/m<br>• Maximum compressive strains: 1.0 mm/m<br>• Maximum tilt: 2.0 mm/m<br>• Minimum radius of curvature: 6 km<br>Any ancillary structures or services identified in the development shall be designed with flexible joints and remain safe, serviceable and repairable using the mine subsidence</td><td>Design/Construction</td></tr>
</table>

| ID | Measure | Timing |
|---|---|---|
| | design parameters provided above.'<br>2) 'Roadworks identified in the subdivision plan shall be designed as a flexible pavement with a bitumen or asphalt treated surface over one or more unbound base courses in accordance with the relevant Australian Standards and Codes of Practice.' | |
| **Childcare Conditions** | | |
| **CC1** | The detailed internal fit out plan shall be prepared by a qualified designer, requiring compliance with design mitigation measure CC3, and shall be submitted to the Crown Certifier prior to the commencement of any works associated with the preschool. The drawing must consider and demonstrate compliance with the following policies:<br>i. *Education and Care Services National Regulations 2011*; and<br>ii. *Child Care Planning Guideline 2021*. | Design/Construction |
| **CC2** | A detailed landscape plan shall be prepared by a qualified landscape architect or designer, requiring compliance with design mitigation measure CC3, and shall be submitted to the Crown Certifier prior to commencement of any works associated with the preschool. The landscape plan shall show all features, built structures including retaining walls, irrigation, mulch and natural features such as significant gardens, landscaping, trees and natural drainage lines. The landscape plan shall consider any stormwater, hydraulic or overland flow design issues where relevant. | Design/Construction |
| **CC3** | The detailed internal floor plan and landscape plan required in mitigation measure CC1 and CC2 above shall ensure that the following space is provided within the final detailed drawings to cater for up to 60 children:<br>i. Provide minimum of 3.25m² of unencumbered indoor space is provided per child, requiring a minimum area of 195m².<br>ii. Provide a minimum of 7m² of unencumbered outdoor space is provided per child requiring a minimum area of 420m².<br>iii. Provide a minimum of 18m³ of external storage space. This space shall not reduce the unencumbered outdoor space to below 420m² and shall be in addition to the unencumbered outdoor space.<br>iv. Provide a minimum of 12m³ of internal storage space.<br>v. Provide a minimum of 18m² of external storage.<br>vi. Provide toilet and hygiene facilities in accordance with the BCA to cater for 60 children and up to 10 staff. The toilet and hygiene facilities for children should be designed to maintain the amenity and dignity of the occupants, in accordance with | Design/Construction/Operation |

| ID | Measure | Timing |
|---|---|---|
| | the Child Care Planning Guideline 2021.<br>vii. Provide nappy changing facilities, the facilities shall be designed and located in an area that prevents unsupervised access by children and must comply with the requirements for nappy changing and bathing facilities that are contained in the National Construction Code.<br>viii. Adequate shade for outdoor play areas shall be provided in the form of natural shade such as trees or built shade structures giving protection from ultraviolet radiation to at least 30 per cent of the outdoor play area. Shade shall be designed in accordance with the *Child Care Planning Guideline 2021* and ensure that built shad structures have a head clearance of 2.1m and do not result in safety hazards. | |
| **CC4** | An Emergency Response Management Plan shall be prepared and submitted to Crown Certifier prior to occupation of the preschool. The Plan shall include the following:<br>i. List of chemicals and maximum quantities to be stored at the site<br>ii. Identification of potentially hazardous situations<br>iii. Procedure for incident reporting<br>iv. Details of spill stations and signage<br>v. Containment and clean-up facilities and procedures; and<br>vi. The roles of all staff in the plan and details of staff training | Construction/Operation |
| **Signage** | | |
| **SI1** | Prior to the installation of signage on each respective building and throughout the school and preschool, final dimensioned drawings shall be prepared in accordance with the approved signage strategy and shall be provided to the Crown Certifier. All signage must remain unilluminated and non-moving. | Design/Construction/Operation |