

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.

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 DoE'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 DoE 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: <ul style="list-style-type: none"> 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	

Ref No.	Mitigation Measure	Timing	Appendix Reference
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 DoE Director/Asset Manager and DoE 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	
GM-16	A Section 100B Bush Fire Safety Authority under the Rural Fires Act 1997 is to be obtained from the NSW Rural Fire Service.	Pre-construction	
Preschool			
GM-PS1	Where relevant, a separate service approval is required to operate the preschool under Children (Education and Care Services) National Law (NSW) or Children (Education and Care Services) Supplementary Provisions Act 2011.	Pre-Operation	
GM-PS2	The Preschool hours of operation will be 09:00 to 15:00, Monday to Friday.	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	
Bushfire			
D/O-BF1	DoE must ensure landscaping within the site is designed to meet the requirements of PBP	Design and Pre-Operation	Appendix 33 – Bushfire Protection Assessment
D/O-BF2	DoE are to ensure the buildings are designed and constructed to the relevant NCC requirements including BAL-19 based on the construction specifications detailed in AS 3959-2018 and additional ember provisions detailed in section 7.5 of PBP as	Design, Construction and Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
	required. At commencement of construction and during operation, DoE to ensure fencing is within 6 m of a building, they will be made of non-combustible material only.		
D/O-BF3	DoE to prepare an emergency management plan meeting DoE emergency management policy and requirements. As subsequent stages are constructed and prior to occupation of subsequent stages, DoE must update the emergency management plan accordingly.	Pre-Operation	
D/O-BF4	During operation, DoE must ensure the APZ are managed in perpetuity.	Operation	Appendix 33 – Bushfire Protection Assessment
Ecologically Sustainable Development			
D/O-ESD1	Works are to be undertaken in accordance with recommendations of the Sustainable Development Plan prepared by Lucid Consulting Australia LCE24495-1-023 dated 14/11/24.	Design and Operation	Appendix 16 - Sustainable Development Plan
D/O-ESD2	Works are to be undertaken in accordance with recommendations of the Net Zero Statement prepared by Lucid Consulting Australia LCE24495-1-025 dated 08/11/24.	Design and Operation	Appendix 17 – Net Zero Statement
Transport and Traffic			
D/O-TT1	A School Transport Plan is to be prepared and implemented, 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.	Pre-Operation	
Noise Impact			
D/O-NV1	It must be demonstrated to the Crown Certifier that noise associated with the operation of mechanical plant or machinery installed or impacted as part of the REF does not exceed the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment approved as part of the REF (S230032RP4 Revision C) dated 20/11/24.	Pre-Operation	
D/O-NV2	The project should align with the design recommendations of the Noise and Vibration Assessment prepared by Resonate (S230032RP4 Revision C) dated 20/11/24.	Design	Appendix 31 – Noise and Vibration Assessment
D/O-NV3	All external doors and windows should be closed when a noisy activity is occurring within the school hall between 6pm-10pm.	Operation	
D/O-NV4	Noise from outdoor school activities will limit the use of the outdoor play area to a total of 4 hours per day.	Operation	
D/O-NV5	Noise from OOSH and OSHC indoor events at the school hall will need acoustically rated external door and glazing elements.	Design	
D/O-NV6	The school hall should not be used in the night time period 10pm - 7am.	Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
D/O-NV7	Minimise noise spill and impact to nearby noise sensitive receivers through speaker position/selection, the use of a limiter and controlling duration of bells and announcements.	Operation	
D/O-NV8	Location and selection of mechanical plant to be assessed in accordance with the NPI during the detailed design stage of the development.	Design	
Flooding			
D/O-FL1	A final Flood Emergency Response Plan is to be incorporated with the Emergency Management Plan and include the following: <ul style="list-style-type: none"> a) Prioritise evacuation and avoid shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises. b) School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April); c) School administration to undertake responsibilities as set out in the FERP; and d) Ensure that the Flood Warning Notice is maintained and permanently visible. 	Operation	
D/O-FL2	Delegate Staff Responsibilities so all staff are aware of their specific roles flood response actions.	Operation	Appendix 9 – Flood Impact and Risk Assessment
D/O-FL3	Education and signage - As part of the preparation for a flood event, all staff and students will be made aware and advised of the flood risks present on site and the flood protocols & procedures via signage. Depth markers can also be implemented along the western wall of the proposed school buildings to demonstrate the estimated 1% AEP and PMF depths, ensuring that site users are aware of the potential risks of flooding at the site.	Operation	
D/O-FL4	It is recommended that flood drills be held by staff annually to ensure all staff workers and students are familiar with the sound of the alert and their subsequent flood response actions.	Operation	
D/O-FL5	A Flood Emergency Kit should be prepared prior to a flood event taking place and regularly checked to ensure that supplies within the kit are sufficient and in working condition.	Operation	
Operational Waste			
D/O-OW1	Operations should be undertaken in accordance with the Operational Waste Management Plan (Report No. 6250 Revision D) prepared by Elephants Foot dated 25/11/24.	Design and Operation	Appendix 38 – Operational Waste Management Plan
Stormwater			
D/O-SW1	An Operational Environmental Management Plan (EMP) and Operations & Maintenance Manual by a manufacturer (Ocean Protect) will be prepared and implemented and detail the inspection frequency of the erosion and sediment control measures.	Operation	Appendix 11 – Concept Stormwater

Ref No.	Mitigation Measure	Timing	Appendix Reference
			Management Plan
D/O-SW2	Stormwater management systems, including any water treatment systems, must be maintained and operated in a proper and efficient condition and in accordance with the Stormwater Management Plan.	Operation	
Social Impact			
D/O-SI1	Support the development of community programming such as a monthly school market to foster community use of the proposed school grounds to foster community cohesion.	Operation	Appendix 34 – Social Impact Assessment
D/O-SI2	Encourage community-based walking to school programs, such as the ‘Walking School Bus’. This typically involves parents from the community leading a walking group of primary school students to and from school.	Operation	
D/O-SI3	Use school programs to encourage active transport use. This may include the implementation of education programs such as Bike-ed, which is designed to teach children how to cycle and navigate local street networks safely.	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	
CM2	A Crown Certificate under Section 6.28 of the Environmental Planning and Assessment Act 1979 is to be obtained by a registered Certifier prior to any work commencing.	Pre-construction	
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 DoE 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 DoE), 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	

Ref No.	Mitigation Measure	Timing	Appendix Reference
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	<p>Imported fill material must be compatible with the existing soil characteristics of the site and limited to the following:</p> <ul style="list-style-type: none"> 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. <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 DoE Project Director/Asset Manager prior to filling works.</p>	Pre-construction and Construction	
CM9	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 DoE Project Director/Asset Manager prior to importing the mulch.	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 DoE Project Director/Asset Manager and DoE Statutory Planning Post Approval Team.</p>	Pre-construction	
CM11	Council, DoE 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.	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; 	Pre-construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
	<ul style="list-style-type: none"> b) Telephone and email addresses; c) Site works and timeframes; and d) Details of where accessible project information can be sourced. 		
CM13	A detailed Construction Environmental Management Plan will be prepared by the Contractor prior to the commencement of construction.	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.		
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. 	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
	<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 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 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 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. 		
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> <ul style="list-style-type: none"> a) Monday to Friday inclusive: 9:00am to 12:00pm; b) Monday to Friday inclusive: 2:00pm to 5:00pm; and c) Saturday: 9:00am to 12:00pm. 	Construction	
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 DoE Project Director/Asset Manager and DoE Statutory Planning Post Approval Team in line with the audit program.</p>	Construction	
CM21	<p>The Contractor is to comply with the WHS and Environmental Management Policies, Plans and Procedures.</p>	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
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	Appendix 22 - PCMP
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	
Noise and Vibration Impacts			
CM-NV1	The contractor must develop a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP shall: <ul style="list-style-type: none"> identify relevant construction noise and vibration criteria as detailed in this report identify neighbouring sensitive land uses for noise and vibration summarise key noise- and vibration-generating construction activities and the associated predicted levels at neighbouring land uses identify reasonable and feasible work practices to be implemented during the works summarise stakeholder consultation and complaints handling procedures for noise and vibration 	Pre-construction	Appendix 31 – Noise and Vibration Assessment
CM-NV2	Nearby stakeholders must be consulted prior to the works and kept regularly informed of potential noise and vibration impacts from the works. A noise and vibration complaints handling procedure and register must be developed and implemented during construction.	Pre-construction and construction	
Aboriginal Cultural Heritage			
CM-AH1	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 DoE 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-	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
	site assessment, the archaeologist and RAPs (if they attended the site) are to advise on whether further management, mitigation or approvals are required in consultation with the DoE Heritage Team. Should Aboriginal objects be identified, these are to be registered in the Aboriginal Heritage Information Management System (AHIMS). An Aboriginal Heritage Impact Permit (AHIP) would also need to be obtained to impact the site.		
CM-AH2	If human remains are identified, work must cease and the area around where the remains are found must be protected from all disturbance. Finds are not to be displaced from the location where they are found. The DoE Heritage Team is to be notified and a specialist archaeologist engaged to assess the find. If human skeletal material less than 100 years old is discovered, the NSW Police are to be contacted in accordance with the 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.	Construction	
Traffic and Transport			
CM4	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.	Pre-Construction	
CM-TT2	Prior to commencement of construction, a detailed Construction Environmental Management Plan is to be prepared to manage construction traffic impacts.	Pre-Construction	Appendix 22 - PCMP
CM-TT3	A Construction Worker Transport Strategy is required to encourage alternate transport modes, and reductions in car usage by construction workers.	Pre-Construction	
CM26	The Contractor is to adhere to all requirements of the Preliminary Construction Traffic Management Plan prepared by TTW Traffic.	Construction	
Bushfire			
CM-BF1	DoE must ensure the identified APZ as per the Bushfire Protection Assessment prepared by Eco Logical Australia is maintained to the specifications detailed in the Assessment dated 21/11/24.	Pre-construction	Appendix 33 – Bushfire Protection Assessment
CM-BF2	DoE to ensure gas services (if installed) are installed and maintained in accordance with AS/NZS 1596:2014.	Pre-construction	
CM-BF3	DoE to ensure fire hydrants are provided in accordance with AS2419:2021.	Pre-construction	
Contamination			
CM-CO1	An unexpected finds protocol (UFP) should be prepared and implemented during site works to address any potentially impacted fill (including asbestos contamination).	Construction	Appendix 24 – Detailed Site Investigation
CM-CO2	Additional assessment as required to provide a final waste classification for surplus soils requiring off-site disposal.	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
CM-CO3	If any previously undetected contamination is found, the procedures in the recommended unexpected finds protocol for the identification, assessment and, if needed, remediation will be implemented.	Construction	Appendix 25 and 26 - Advice on Remediation Action Plan Requirement
Geotechnical Implications			
CM-GEO1	Management of mildly aggressive, moderately saline, sodic and dispersive soils as per the recommendations in the Salinity Management Plan.	Construction	Appendix 27 – Geotechnical Site Investigation
CM-GEO2	Undertake a programme of CPTs where fill is greater than 1.5 m deep to assess the compaction status of the fill.	Construction	
CM-GEO3	Undertake vibration monitoring for earthworks activities to ensure vibrations are within the acceptable limits.	Construction	
CM-GEO4	Undertake waste classification for any material requiring off-site disposal.	Construction	
CM-GEO5	Inspection of excavations for footings, piles and services by a geotechnical professional to assess foundation conditions and impacts of seepage water (if present).	Construction	
CM-GEO6	Seepage water in excavations, if present, should be retained on site or undergo testing and treatment prior to offsite disposal.	Construction	
Social Impact			
CM-SIA1	Liaise with parties responsible for development across the locality to coordinate community notification of construction works, particularly for road closures and detours.	Construction	Appendix 34 – Social Impact Assessment
Ecologically Sustainable Development			
CM-ESD1	Works are to be undertaken in accordance with recommendations of the Sustainable Development Plan prepared by Lucid Consulting Australia LCE24495-1-023 dated 14/11/24.	Construction	Appendix 16 – Sustainable Development Plan
Construction Waste			
CM-CW1	The construction of waste rooms should comply with the relevant criteria set out in the Operational Waste Management Plan prepared by Elephants Foot dated 25/11/2024.	Construction	Appendix 38 – Operational Waste Management Plan

Ref No.	Mitigation Measure	Timing	Appendix Reference
	A detailed Construction Waste Management Plan should be provided within the Construction Environmental Management Plan to be prepared.	Pre-Construction	Appendix 22 – PCMP
Utilities and Services			
CM-US1	Obtain a Notice of Requirements (NOR) from Altogether Group to ensure that no additional diversions and upgrades are required for the sewer main.	Construction	Appendix 20 – Hydraulic Services Report
CM-US2	Noise, dust, and waste management protocols will be implemented during construction to protect the local community and surrounding environment.	Construction	Appendix 19 – Electrical Services Report
CM-US3	All works will adhere to NSW regulations and Australian Standards, with regular site inspections to verify compliance and ensure safety across the project.	Construction	
CM-US4	The installation of a pad-mount substation will be undertaken.	Construction	
CM-US5	Engagement with NBN and Telstra will be undertaken.	Pre-Construction	
CM-US6	Ongoing communication with the local community, utility providers, and stakeholders will be undertaken..	Construction	
Stormwater			
CM-SW1	All works will be scheduled taking into account approved works hours, any restrictions relevant to specific tolls / activities and respite periods etc.	Construction	Appendix 11 – Concept Stormwater Management Plan
CM-SW2	Monitoring of the erosion and sediment control measures will be undertaken by a qualified consultant to determine the impact of construction activities on the subject site only.	Construction	
CM-SW3	The Contractor is to ensure all appropriate sediment and erosion control measures are in place throughout the duration of the construction works in line with Australia Standards and Meinhardt Engineering's Civil specification and drawings.	Construction	Appendix 22 - PCMP
Arboriculture			
CM-ARB1	The Project Team will obtain a tree removal permit to remove two (2) trees in the street reserve prior to construction of the car parks.	Construction	