

## Appendix 1 – Mitigation Measures

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

	Department of Education Standard Mitigation Measures		Specific Mitigation Measures
--	--	--	------------------------------

Ref No.	Mitigation Measure	Timing	Appendix Reference
<b>General</b>			
GM-1	<u>Obligation to Prevent Impacts to The Environment</u> In addition to meeting all of the Terms of Approval/mitigation measures in this determination, all reasonable and feasible measures should be implemented to prevent impacts to the environment that may result from the construction and on-going operation of the approved activity.	Design, Construction, Operation	
GM-2	<u>Development in Accordance with Plans and Documentation</u> The activity must be carried out in accordance with the REF, in accordance with the approved plans, and generally in accordance with the supporting documentation, except where a mitigation measure expressly requires otherwise. In the event of any inconsistency between the approved plans and a condition/mitigation measure, the Terms of Approval/mitigation measure prevails. In the event of any inconsistency between the supporting documents and the approved plans, the approved plans prevail.	Design, Construction, Operation	
GM-3	<u>Copies of Approved Plans and the Terms of Approval/Mitigation Measures To Be Kept On-site</u> 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, Operation	
GM-4	<u>Crown Certificate</u> 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	

Ref No.	Mitigation Measure	Timing	Appendix Reference
GM-5	<p><u>Approvals</u></p> <p>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.</p>	Design, Construction, Operation	
GM-6	<p><u>Works In The Road Reserve</u></p> <p>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.</p>	Pre-construction	
GM-7	<p><u>Amendment Tracking</u></p> <p>Where a minor amendment to a plan approved under mitigation measure GM-2 or an amendment to an approved condition/mitigation measure forming part of this REF determination to correct a typo is required, an amendment register for the REF must outline the proposed amendment, demonstrate the need for the proposed amendment and demonstrate why the proposed amendment is considered to be substantially the same as the approved REF. If amending a plan approved under mitigation measure GM-2, the amendment register must also outline how the environmental impacts of the proposed amendment have already been considered and how it will reduce the overall environmental impact of the approved REF. Each amendment is required to be endorsed by a member of the DoE Statutory Planning team, the relevant DoE Project Director/Asset Manager and the Crown Certifier.</p>	Design, Construction, Operation	
GM-8	<p><u>Compliance With the Terms of Approval/Mitigation Measures</u></p> <p>All relevant personnel, including contractors and their subcontractors must be made aware of these Terms of Approval/mitigation measures and the requirement to undertake the works as per these Terms of Approval/mitigation measures.</p>	Pre-construction, Construction	
GM-9	<p><u>Non-Compliance Notification</u></p> <p>The relevant DoE Project Director/Asset Manager must be notified as soon as practical when any non-compliance with a condition/mitigation measure is identified. The notification should identify the relevant works, set out the condition/mitigation measure that works are non-compliant with, the way in which it does not comply, any known reasons for the non-compliance and what actions have been, or will be undertaken, to address the non-compliance.</p>	Construction, Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
GM-10	<u>National Construction Code</u> 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.	Construction	
GM-11	<u>Long Service Levy</u> A Crown Certificate must not to be issued unless the Crown Certifier is satisfied that the required levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 has been paid. The levy must be paid by the person liable, as specified in Section 38 of the Building and Construction Industry Long Service Payments Act 1986.	Pre-construction	
GM-12	<u>Structural Adequacy</u> 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.	Design, Construction	
GM-13	<u>External Walls and Cladding</u> The external walls of buildings, including alterations and additions to existing buildings, must comply with the relevant requirements of the National Construction Code.	Design, Construction	
GM-14	<u>External Materials</u> The external colours, materials and finishes of buildings must be consistent with the approved plans under Terms of Approval/mitigation measure 2. Any minor change to the colour or finish of the approved external materials may be approved by the Crown Certifier, provided that: <ul style="list-style-type: none"> <li>a) The alternative colour or material is of a similar tone, shade and finish to the approved external materials and colours;</li> <li>b) The quality and durability of any alternative material is the same (or higher) standard as the approved external building materials; and</li> <li>c) The relevant DoE Project Director/Asset Manager approves the change.</li> </ul>	Design, Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
GM-15	<p><u>Imported Mulch</u></p> <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 DoE Project Director/Asset Manager prior to importing the mulch.</p>	Design, Construction	
GM-16	<p><u>Complaints Handling</u></p> <p>All complaints will be managed in accordance with DoE’s Community Participation Plan. On receiving a complaint, it is to be recorded and provided to the relevant DoE Project Director/Asset Manager and reviewed to determine whether issues relating to the complaint can be resolved, avoided or minimised. A response approved by the relevant DoE Project Director/Asset Manager shall be provided to the complainant within 14 days of receiving the complaint explaining what remedial actions (if any) were taken.</p>	Design, Construction, Operation	
GM-17	<p><u>Independent Audits</u></p> <p>Prior to the commencement of any construction work, a program of independent audits must be prepared for the work, having regard to the Independent Audit Post Approval Requirements 2020 (published on the Department of Planning and Environment website) and AS/NZS ISO 19011-2019 Guidelines for Auditing Management Systems. Audits are to be undertaken by suitably qualified personnel independent to the works and documented in an audit report which:</p> <ul style="list-style-type: none"> <li>a) Assesses how the Terms of Approval/mitigation measures under each Part of the determination are being satisfied;</li> <li>b) Outlines the adequacy of any documents required under the Terms of Approval/mitigation measures;</li> <li>c) Outlines the performance of the works with respect to any impacts on the surrounding environment including the local community; and</li> <li>d) Recommends any measures or actions to improve the performance of the works, if deemed required.</li> </ul> <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	

Ref No.	Mitigation Measure	Timing	Appendix Reference
GM-18	<p><u>Works Notification</u></p> <p>Prior to the commencement of any construction work, 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.</p>	Pre-construction	
GM-19	<p><u>Site Notice Board</u></p> <p>Prior to the commencement of any construction work, 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"> <li>a) 24-hour contact person for the site;</li> <li>b) Telephone and email addresses;</li> <li>c) Site works and timeframes; and</li> <li>d) Details of where accessible project information can be sourced.</li> </ul>	Pre-construction	
GM-20	<p><u>Pre-Construction Dilapidation Report</u></p> <p>Prior to the commencement of any construction work, a Pre-Construction Dilapidation Report must be prepared by a suitably qualified expert and submitted to Council, relevant asset/service infrastructure owners, the Crown Certifier and the relevant DoE Project Director/Asset Manager. The report must provide an accurate record of the existing condition of adjoining private properties that are likely to be impacted by the works (and that have agreed to an offer for a dilapidation survey), and assets/service infrastructure that is likely to be impacted by the works.</p>	Pre-construction	
GM-21	<p><u>External Walls and Cladding</u></p> <p>Prior to commencement of any construction work, 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.</p>	Pre-construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
GM-22	<p><u>External Lighting</u></p> <p>Prior to commencement of any construction work, 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.</p>	Pre-construction	
GM-23	<p><u>Independent Audits</u></p> <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	
GM-24	<p><u>Crown Completion Certificate</u></p> <p>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.</p>	Prior to Commencement of Operation	
GM-25	<p><u>Compliance with Plans and Supporting Documentation</u></p> <p>Prior to the commencement of operations, evidence must be provided to the satisfaction of the Crown Certifier that the works have been carried out in accordance with the approved REF, plans and supporting documents outlined under condition/mitigation measure 2, except where a condition/mitigation measure expressly required or allowed otherwise.</p>	Prior to Commencement of Operation	
GM-26	<p><u>Fire Safety Certification</u></p> <p>Prior to the commencement of operations, 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.</p>	Prior to Commencement of Operation	
GM-27	<p><u>Utilities and Services</u></p> <p>Prior to the commencement of operations, a Compliance Certificate under Section 73 of the Sydney Water Act 1994 must be obtained.</p>	Prior to Commencement of Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
GM-28	<p><u>Works as Executed</u></p> <p>Prior to the commencement of operations, 'Works as Executed' drawings are to be submitted to the Crown Certifier and the relevant DoE Project Director/Asset Manager.</p>	Prior to Commencement of Operation	
GM-29	<p><u>Compliance with Food Standards Code</u></p> <p>Prior to the commencement of operations, 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.</p>	Prior to Commencement of Operation	
GM-30	<p><u>Mechanical Ventilation</u></p> <p>Prior to the commencement of operations, it must be demonstrated to the Crown Certifier that any new mechanical ventilation systems comply with:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) Any dispensation granted by Fire and Rescue NSW.</li> </ul>	Prior to Commencement of Operation	
GM-31	<p><u>Structural Certification</u></p> <p>Prior to the commencement of operations, all new buildings and structures, and any alterations or additions to existing 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.</p>	Prior to Commencement of Operation	
GM-32	<p><u>Post-Construction Dilapidation Report</u></p> <p>Prior to the commencement of operations, a Post-Construction Dilapidation Report is to be prepared by a suitably qualified expert and submitted to Council, relevant property owners, relevant asset/service infrastructure owners, the Crown Certifier and DoE Project Director/Asset Manager. The report must determine whether the construction work has resulted in any structural damage to adjoining private properties, and assets/service infrastructure identified in the Pre-Construction Dilapidation Report required by condition/mitigation measure GM-20. If the report determines that there is damage as a result of construction works associated with the REF, the identified damage must repair or pay the full costs associated with repairing any damage within an agreed timeline between the owner of the identified property and the Crown Certifier.</p>	Prior to Commencement of Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
GM-33	<u>External Lighting</u> Prior to the commencement of operations, 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.	Prior to Commencement of Operation	
GM-34	<u>External Walls and Cladding</u> Prior to commencement of operations, 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.	Prior to Commencement of Operation	
GM-35	<u>Signage</u> Prior to the commencement of operations, signage and directional information must be installed to the satisfaction of the Crown Certifier. This includes any necessary advisory signage, wayfinding and/or identification signage provided on the plans under condition/mitigation measure 2.	Prior to Commencement of Operation	
GM-36	<u>Landscape Management</u> Landscaping at the site that is associated with the works must continue to be maintained. This includes the undertaking of regular weeding.	Operation	
GM-37	<u>Fire Safety Certificate and Schedule</u> 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 as required by condition/mitigation measure GM-26 is issued.	Operation	
GM-38	<u>Operation of Plant and Machinery</u> All plant and equipment used as part of the works must be maintained and operated in proper and efficient manner.	Operation	



Ref No.	Mitigation Measure	Timing	Appendix Reference
<b>Operational Traffic, Access and Parking</b>			
OT-1	Prior to commencement of Stage 1 Operation, a total of 24 staff car spaces shall be provided in Melrose Park Public School.	Prior to commencement of operation	Appendix 8
OT-2	Prior to commencement of Stage 2 Operation, a total of 39 staff car spaces shall be provided in Melrose Park Public School	Prior to commencement of operation (Stage 2)	
OT-3	The activity shall ensure that the bell times are staggered between the Melrose Park Public School and Melrose Park High School by approximately 20 minutes	Operation	Appendix 9
OT-4	<p>The activity shall implement a School Transport Plan, which will include measures such as:</p> <ul style="list-style-type: none"> <li>• Regular communication and reminders to the school community</li> <li>• Regular monitoring of school operations and traffic conditions around the site. For example, if certain points along the road network are becoming congested, the school can encourage parents to use alternative approach routes and/or K&amp;R zones to spread vehicular traffic (refer to Section 9 for discussion of multiple kiss &amp; ride zones)</li> <li>• Regular data collection and monitoring of transport strategy progress</li> <li>• Publishing a Travel Access Guide</li> <li>• Seeking a Travel Coordinator for the school (subject to availability); and</li> <li>• Maintaining a governance framework between SINSW, Council, and TfNSW.</li> <li>• Seeking additional bus services to the site, through coordination of enrolment and depersonalised location data with Transport for NSW on an ongoing basis.</li> </ul>	Operation	
OT-5	The activity shall implement a Construction Traffic Management Plan (CTMP) once a contractor has been appointed to ensure construction traffic is managed during the construction phase.	Construction	Appendix 8
OT-6	<p><u>School Transport Plan</u></p> <p>Prior to the commencement of operations, a School Transport Plan must be prepared to the satisfaction of the DoE Transport Planning Team. If the school already has a School Transport Plan, the existing plan is to be reviewed and updated if necessary to reflect the impacts of the REF works, to the satisfaction of the DoE Transport Planning Team. A copy of the School Transport Plan is also to be provided to the Crown Certifier and the relevant DoE Project Director/Asset Manager.</p>	Prior to commencement of operation	
OT-7	<p><u>School Transport Plan</u></p> <p>The School Transport Plan required by condition/mitigation measure OT-6 must be implemented by the school. The plan is to be reviewed on an annual basis and updated (if required) to the satisfaction of the DoE Transport Planning team to ensure active and sustainable travel measures are implemented.</p>	Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
<b>Construction Traffic, Access and Parking</b>			
CT-1	On-site car parks are to be made available to workers as soon as practical; additional areas such as the staff car park, which are anticipated to be built at early phases of the project, are to be made available for workers car parking if possible. The contractor must prepared a Construction Worker Transport Strategy to encourage alternate transport modes, and reductions in car usage by construction workers. Workers choosing to park on-street should be instructed to park in areas of least impact to neighbours.	Construction	Appendix 33
CT-2	The contractor must implement the following strategies in order to limit usage of private vehicle traffic to the site: <ul style="list-style-type: none"> <li>• Provide workers with a Travel Access Guide containing information on available public transport options and transport planning</li> <li>• Encourage car-pooling amongst workers where possible.</li> <li>• Preferred parking locations should be advised to workers, to reduce impacts to residents for those workers that do choose to drive</li> <li>• Ensure no workers park within 100 metres of the school boundary (to ensure parking availability and to reduce impact to drop off and pick up periods)</li> <li>• Ensure workers park away from the pick up and drop off areas to avoid additional congestion</li> <li>• Ensure workers follow all on-street regulatory signage including drop off and pick up zones around the school.</li> </ul>	Construction	
CT-3	The contractor must ensure all construction vehicle movements are time restricted to occur outside school pick-up and drop off times to avoid conflicts with the existing MPPS. In addition, all construction deliveries are to be monitored by a traffic controller and any delivery related to the project is to be scheduled and staged to reduce congestion	Construction	
CT-4	The contractor must ensure that public domain construction works are staged and/or managed to maintain vehicle flows along Hope Street and Wharf Road. Any road closures (if required) to be coordinated with Transport for NSW and Council	Construction	
CT-5	The contractor must ensure that construction works are staged and/or managed to maintain cyclist flows. Any construction vehicle movement will be monitored and controlled to ensure cyclists safety on the road. Any road closures (if required) to be coordinated with Transport for NSW and Council	Construction	
CT-6	The contractor must ensure traffic control measures are in place to divert pedestrians to appropriate locations either in the kerbside parking lane (with suitable barrier protection) or on the opposite side of the road (with suitable crossing points provided).	Construction	
CT-7	The contractor must ensure appropriate hoarding is provided at the site boundary.	Construction	
CT-8	During the Stage 2 construction works, appropriate hoarding must be provided at the Stage 2 site boundary. Any pedestrian or cycling accesses that are obstructed by Stage 2 construction will be redirected temporarily during the construction	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
CT-9	Sufficient communication methods, such as temporary notification signage installed around the site, door knocking immediately surrounding neighbours, letter box drops, project updates on the school website and project specific distribution lists are to be implemented by the contractor to ensure nearby neighbours are well-informed of any project updates.	Construction	
CT-10	Prior to construction, a detailed Construction Traffic Management Plan shall be prepared.	Pre-construction	
Noise and Vibration			
NV-1	The department shall ensure that appropriate equipment selection and noise mitigation design of building services is implemented to enable the achievement of internal and external building services noise and vibration criteria.	Design	Appendix 14
NV-2	<ul style="list-style-type: none"><li>Façade glazing and lightweight elements and doors are to be designed to control noise break-in to sensitive areas.</li><li>Natural ventilation is to incorporate acoustic louvres where noise break-in is required to be controlled.</li><li>Acoustically absorptive finishes are to be installed to underside of outdoor learning areas to control reverberation build up and mitigate noise intrusion.</li></ul>	Design	
NV-3	Acoustic louvres shall be installed within the Covered Outdoor workshop areas.	Design	
NV-4	A detailed construction noise and vibration management plan shall be prepared prior to construction in accordance with the recommendations of the Noise and Vibration Assessment.	Pre-construction	
NV-5	The department shall implement feasible and reasonable mitigation measures for traffic generation in alignment with the NSW Road Noise Policy.	Operation	
NV-6	Usage of the public address system shall be restricted to daytime hours only (7am to 6pm). Directional speakers shall be used facing inward to the school and set at minimum volume levels required to ensure clarity and audibility as specified in the ESFG.	Operation	
NV-7	Where practicable, all loading dock activities, waste removal and noisy cleaning activities shall take place between 7:00 AM and 10:00 PM. Outside of these hours, the following mitigation measures shall be implemented: <ul style="list-style-type: none"><li>Ensure windows and doors are closed to minimize noise emissions.</li><li>Do not operate air conditioning.</li><li>Refrain from performing outdoor cleaning activities (e.g., leaf-blowing).</li></ul>	Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
NV-8	<u>Vibration During Demolition Works</u> Vibration levels induced by the demolition activities must not exceed levels listed in Standard DIN 4150-3 (1999-02), Structural vibration Part 3 – Effects of vibration on structures Table 12-7.  The operation of plant and equipment must not give rise to the transmission of vibration nuisance or damage to other premises.  Prior to commencement a specific vibration monitor must be set up to monitor and record the vibration levels affecting surrounding buildings.	Construction	
NV-9	<u>Operational Noise – Plant and Machinery</u> Prior to the commencement of operations, 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 dated 30 January 2025.	Prior to commencement of operation	
Hazard and Risk – Pipelines			
HZ-1	A Safety Management Study must be conducted with Viva Energy and other stakeholders (Project Manager, SINSW, construction contractor) in accordance with AS 2885.6-2018, once the construction plan is developed, and the outcomes implemented.	Pre-construction	Appendix 11
HZ-2	Consultation with Jemena shall be undertaken with the primary aim of protecting the 350mm primary gas line during the construction of the Project, after a construction plan is ready.	Pre-construction	
HZ-3	The school emergency plan must include pipeline rupture as a scenario and develop an appropriate shelter in place policy to prevent the potential for injuries from people exposed to radiated heat flux in the open.	Prior to commencement of operation	
Stormwater management			
SM-1	The safety of the school population is to be considered when designing the stormwater treatment drain. The use of gross pollutant devices such as litter screens in all pits and an end of line treatment device to remove nitrogen and phosphorus contaminants shall be implemented.	Design	Appendix 16
SM-2	The OSD tank must be located in a manner that does not impact construction works during Stage 2.	Design	
SM-3	An OSD tank must be designed and constructed to control stormwater runoff from the development site such that, for all peak stormwater events up to and including 1% AEP discharges from the site do not exceed pre-development stormwater discharges.	Design	

Ref No.	Mitigation Measure	Timing	Appendix Reference
SM-4	<u>Stormwater Management System</u> Prior to the commencement of any construction work, the operational stormwater management system for the activity must be designed by a suitably qualified person and submitted to the satisfaction of the civil engineer and Crown Certifier. The system must: <ol style="list-style-type: none"> <li>Be in accordance with the relevant plans and supporting documents under condition/mitigation measure 2;</li> <li>Ensure that the system capacity has been designed in accordance with the relevant Australian Standards; and</li> <li>Ensure that the system has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines.</li> </ol>	Pre-construction	
SM-5	<u>Stormwater Operation and Maintenance Plan</u> Prior to the commencement of operations, a Stormwater Operation and Maintenance Plan is to be prepared and submitted to the Crown Certifier. The Stormwater Operation and Maintenance Plan shall ensure that stormwater quality measures remain effective during site operations and contain the following: <ol style="list-style-type: none"> <li>Maintenance schedule of all stormwater quality treatment devices;</li> <li>Record and reporting details; and</li> <li>Work Health and Safety requirements.</li> </ol>	Prior to commencement of operation	
SM-6	<u>Stormwater Management</u> 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	
<b>Flooding</b>			
F-1	The Flood Emergency Management Plan shall be implemented.	Design	Appendix 10
F-2	<u>Operational Flood Emergency Response Management Plan</u> Prior to the commencement of operation, the Flood Emergency Response Plan (FERP) is to be incorporated with the Emergency Management Plan and include the following: <ol style="list-style-type: none"> <li>Prioritise evacuation and avoid shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises.</li> <li>School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April);</li> <li>School administration to undertake responsibilities as set out in the FERP; and</li> <li>Ensure that the Flood Warning Notice is maintained and permanently visible.</li> </ol>	Prior to commencement of operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
<b>Erosion and sediment control</b>			
ES-1	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, construction	Appendix 16
ES-2	All work shall be generally carried out in accordance with: (a) Local authority requirements, (b) EPA - Pollution control manual for urban stormwater, (c) LANDCOM NSW - Managing Urban Stormwater: Soils and Construction ("Blue Book").	Construction	
ES-3	All erosion and sediment control devices shall be maintained to the satisfaction of the superintendent and the local authority.	Construction	
ES-4	When stormwater pits are constructed, site runoff shall be prevented from entering the pits unless silt fences are erected around pits.	Construction	
ES-5	The area of site being disturbed at any one time shall be minimised.	Construction	
ES-6	All stockpiles of materials shall be protected from scour and erosion. Stockpile of loose material in roadways, near drainage pits or in watercourses shall be prohibited.	Construction	
ES-7	All soil and water control measures are to be put back in place at the end of each working day and modified to best suit site conditions.	Construction	
ES-8	Water from upstream of the site shall be controlled such that it does not enter the disturbed site.	Construction	
ES-9	All construction vehicles shall enter and exit the site via the temporary construction entry/exit.	Construction	
ES-10	All vehicles leaving the site shall be cleaned and inspected before leaving.	Construction	
ES-11	All stormwater pipes and pits shall be maintained to be clear of debris and sediment. Stormwater system inspection and clean out shall be undertaken after each storm event.	Construction	
ES-12	After each storm event, all erosion and sediment control shall be cleaned out.	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
Wind			
W-1	Ground level areas and pedestrian footpath in Stage 1 shall include additional densely foliating evergreen trees in between Blocks A and B in accordance with the recommendations of the Pedestrian Wind Environment Statement dated 14 January 2025.	Design	Appendix 32
W-2	Ground level areas and pedestrian footpath in Stage 2 shall include additional densely foliating evergreen trees in between Blocks A and B, and along the eastern aspect of Block D in accordance with the recommendations of the Pedestrian Wind Environment Statement dated 14 January 2025.	Design	
W-3	Level 1 – 4 External Walkway in Stage 1 and 2 shall include at least 1.3m high balustrades ensuring they are 30% porous in accordance with the recommendations of the Pedestrian Wind Environment Statement dated 14 January 2025.	Design	
W-4	Level 5 Terrace in Stage 2 shall include either of the following options in accordance with the recommendations of the Pedestrian Wind Environment Statement dated 14 January 2025: <ul style="list-style-type: none"> <li>Option A:               <ul style="list-style-type: none"> <li>Inclusion of at least 1.5m high balustrades ensuring they are 30% porous;</li> <li>Inclusion of planter boxes, ensuring they contain plants of a densely foliating evergreen variety and reach a combined height of at least 1.5m; or</li> </ul> </li> <li>Option B:               <ul style="list-style-type: none"> <li>Inclusion of at least 1.8m high balustrades ensuring they are 30% porous.</li> </ul> </li> </ul>	Design	
Accessibility			
A-1	Security gates along an accessway that do not comply with AS1428.1 shall require a Performance Solution to satisfy the NCC Performance Requirements.	Design	Appendix 33
A-2	Where carparking spaces are outside of the allotment boundary, and discrepancies with the number of accessible parking spaces to satisfy the BCA requirements, a Performance Solution shall be sought where suitable justification is available.	Design	
A-3	Prior to commencement of works, compliance with the applicable accessibility requirements is to be demonstrated in accordance with this Accessibility Statement.	Pre-construction	
A-4	The department shall work with the landowner of Wharf Road Gardens to ensure that an accessible accessway compliant with AS1428.1 is provided prior to commencement of operation from the allotment boundary to the all new Building principle pedestrian entrances, which may be subject to a separate planning application.	Prior to commencement of operation	
A-5	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 21 January 2025. 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.	Design, Pre-construction, Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
Section J Compliance			
SJ-1	Should any individual fabric and glazing performances be adjusted through design development stage, or any spaces have changes in conditioning strategy, the Main Contractor is responsible for demonstrating that all buildings of the activity are capable of achieving compliance through developing their own calculations following either NCC Section J DTS Provisions or Verification Methods J1V2 or J1V3, and provide an updated report and validated performance requirements for design finalisation.	Pre-construction	Appendix 29
SJ-2	Assessment of For Construction building envelope performance for compliance against NCC 2022 Section J Part J4 shall be carried out to ensure that final wall build-ups and glazing selection are code compliant.	Pre-construction	
SJ-3	Assessment of For Construction building sealing for compliance against NCC 2022 Section J Part J5 shall be carried out to ensure that final door and window selections are code compliant.	Pre-construction	
Aboriginal Heritage			
ACHAR-1	As per the consultation requirements, a copy of the final ACHAR shall be provided to RAPs for their records. The proponent should continue to inform these groups about the management of Aboriginal cultural heritage sites within the study area throughout the life of the project, should any sites be identified during the remainder of this assessment or during the proposed works.	Design, Construction, Operation	Appendix 13
ACHAR-2	All Aboriginal objects and Places are protected under the NPW Act. It is an offence to knowingly disturb an Aboriginal site without a consent permit issued by Heritage NSW. Should any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity 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 Heritage NSW and Aboriginal stakeholders.	Construction	
ACHAR-3	Human 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, the activity must: 1. Immediately cease all work at that location and not further move or disturb the remains. 2. Notify the NSW Police and Heritage NSW' Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location. 3. Not recommence work at that location unless authorised in writing by Heritage NSW	Construction	
Landscaping and Tree Removal			
LT-1	The Arboricultural impact method statement must be implemented to secure successful tree retention.	Construction	Appendix 22
LT-2	Plan TMP01 shall only be used for dealing with tree issues, all scaled measurements must be checked against the original submission documents. The precise location of all protective measures must be confirmed at the pre-commencement meeting before any construction activity starts.	Pre-construction	



Ref No.	Mitigation Measure	Timing	Appendix Reference
LT-3	Protection Fencing: Tree protection fencing must comply with AS4970 recommendations. Any fencing installed on the site must follow the guide stipulated within the Arboricultural Impact Assessment. The protection fencing must follow the approximate location of the barriers and TPZs illustrated on plan TMP01 in the Arboricultural Impact Assessment. The precise location of the fencing must be agreed with the project Arborist before any development activity starts.	Construction	
LT-4	Ground Protection: Any TPZs outside the protective fencing must be covered in ground protection based on AS4970 recommendations until there is no risk of damage from the demolition and construction activity.	Construction	
LT-5	Precautions when working in TPZs: Any work in TPZs must be done with care, with special precautions taken near trees 1, 2, 3, 4, and 5. Key considerations must be followed as detailed on page 9 and 10 of the Arboricultural Impact Report.	Construction	
LT-6	Site storage, cement mixing and washing points: All site storage areas, cement mixing and washing points for equipment and vehicles must be outside TPZs unless other agreed with the project Arborist or council.	Construction	
LT-7	Pruning: Any pruning that is required to accommodate hoardings, scaffolding or to accommodate the unloading/loading of vehicles and has been approved by Council shall be carried out by a qualified Arborist (AQF3) and must be in accordance with AS4373 Australian Standards 'Pruning of Amenity Trees'.	Construction	
LT-8	Phasing of Arboricultural input: Trees can only be properly budgeted for and factored into the developing work programmes if the overall project management take full account of tree issues once consent is confirmed. The project arborist must be involved in the following phases of project management: <ul style="list-style-type: none"> <li>1. Administrative preparation before work starts on site.</li> <li>2. Pre-commencement site meeting</li> <li>3. Site Supervision</li> </ul>	Construction	
LT-9	Copies of the agreed Arboricultural Impact Assessment must be kept on site at all times and the site manager must brief all personnel who could have an impact on trees on the specific tree protection requirements. This must be a part of the site induction procedures and written into appropriate site management documents.	Construction	
LT-10	<u>Tree Protection</u> Prior to the commencement of any construction work, trees not approved to be pruned or removed are to be protected and maintained in accordance with AS 4970-2009 Protection of Trees on Development Sites, the Tree Protection Plan included in the CEMP as required by condition/mitigation measure CM-4 and the recommendations of the Arboricultural Impact Assessment approved as part of the REF dated 22 October 2024. The tree protection measures are to remain in place until the completion of all construction work.	Pre-Construction, Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
Social Impact Assessment			
SA-1	<ul style="list-style-type: none"><li>The activity shall promote regular education and knowledge sharing programs in partnership with the Darug people (e.g., working with the Darug Custodian Aboriginal Corporation)</li><li>The activity shall include an Acknowledgement of Country within the design in prominent position.</li></ul>	Design, Operation	Appendix 16
SA-2	<ul style="list-style-type: none"><li>The activity shall implement school programs and to encourage the use of public and active transport</li><li>The activity shall provide shading at school bus stop shelters to reduce risk of urban heat impacts on students.</li></ul>	Design, Operation	
SA-3	<ul style="list-style-type: none"><li>Future preparation of a detailed CTMP shall contain measures to effectively communicate and engage with the surrounding community to minimise disruption, including notification requirements for periods of high impact, key contacts for enquiries and a complaints management process.</li><li>The CEMP shall consider the cultural and linguistically diverse profile of the local community profile and presence of young children attending Melrose Park Public School and protecting the learning environment from high noise levels</li><li>The department shall liaise with parties responsible for development across the locality to coordinate community notification of construction works, particularly for road closures and detours.</li><li>High-volume construction traffic days or periods are to be coordinated to avoid excessive impact to the road network</li></ul>	Construction	
SA-4	<ul style="list-style-type: none"><li>The activity shall promote the availability of shared-use and the SINSW Share my school program</li><li>The activity shall 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.</li></ul>	Operation	
SA-5	<ul style="list-style-type: none"><li>A School Travel Plan shall be implemented to encourage walking, cycling and the use of public transport</li><li>Bell times shall be staggered between Melrose Park Public School and the new Melrose Park High School by approximately 20 minutes</li><li>The activity shall include internal noise controls and acoustic separation</li></ul>	Design, Operation	
Visual Amenity and Privacy			
VP-1	The activity shall ensure that during the operation of the school, visual privacy concerns associated with the Stage 2 rooftop play area are mitigated through scheduling its use, enhancing screening over time, and maintaining communication with nearby residents to address potential concerns.	Operation	Appendix 4

Ref No.	Mitigation Measure	Timing	Appendix Reference
<b>Contamination</b>			
C-1	In the event of unexpected finds, a contamination assessment must be prepared. A Remediation Action Plan will need to be prepared if the contamination is identified in consultation with the Independent Site Auditor.	Construction	Appendix 12
C-2	<u>Unexpected Site Contamination</u> During construction works, should any unexpected contamination information or contaminants be identified which have the potential to alter previous site contamination assessments, conclusions and recommendations, the relevant DoE Project Director/Asset Manager must be immediately notified and works must cease in the location of the contamination. Works must not recommence until a suitably qualified and experienced contamination consultant has investigated the unexpected contamination and provided recommendations for the management of necessary remedial work required to render the site suitable for the activity in accordance with any relevant NSW EPA adopted guidelines. A Completion Certification from the contamination consultant shall be submitted to the relevant DoE Project Director/Asset Manager prior to construction works re-commencing. Following completion of the remediation through implementation of the recommendations from the suitably qualified contamination consultation, a Site Remediation and Validation Report is to be submitted to a NSW EPA-Accredited Site Auditor to confirm site suitability. A copy of the Site Remediation and Validation Report is also to be provided to the relevant DoE Project Director/Asset Manager, the Crown Certifier and DoE Statutory Planning Post Approvals Team. A notice of completion of remediation work must also be given to Council in accordance with Section 4.14 and Section 4.15 of State Environmental Planning Policy (Resilience and Hazards) 2021.	Construction	
<b>Ecology</b>			
FFA-1	Tree protection must be approved by a Consulting Arborist AQF Level 5. No materials, mixing, parking, disposal, repairs, refuelling, fires, stockpiling, or backfilling is allowed near remaining trees. Removal or lopping of trees needs written permission from the Superintendent.	Design	Appendix 21
FFA-2	All trees to be protected shall be clearly identified and all TPZs surveyed	Construction	
FFA-3	Induction of all contractors and staff outlining the ecological sensitivity of the site, no-go areas, the need to minimise ecological impact, and all other required mitigation measures is to be undertaken.	Construction	
FFA-4	The Consulting Arborist shall conduct regular site inspections to monitor the health and stability of retained trees, ensuring compliance with the TMP. Any signs of stress or damage will be promptly addressed with appropriate remedial actions.	Construction	
FFA-5	No pedestrian or plant access shall be permissible to the TPZ.	Construction	
FFA-6	Storing bulk or harmful materials near trees must be avoided. Spoil from excavations shall be kept away from TPZs. The activity ensure wind-blown materials like cement do not harm trees. Contaminants shall be stored properly with spill measures.	Construction	
FFA-7	All tree works must be performed by qualified tree workers (minimum AQF Level 2) under the supervision of the Consulting Arborist, adhering to the NSW Workcover Code of Practice for the Amenity Tree Industry (1998).	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
FFA-8	Prior to commencement of construction, all trees shall be inspected for hollows and nests. If fauna is discovered an ecologist may be required to remove and relocate any fauna if the tree or vegetation is to be removed	Pre-construction	
FFA-9	Tree protection signage must be attached to tree protection zones before works begin. Signs should be displayed prominently and repeated at 10m intervals or closer when the fence changes direction. Signs must include information about the tree protection zone, access restrictions, developer's contact details, and Site Arborist information	Construction	
FFA-10	Protective fencing around existing trees and within TPZs must be installed before any site work begins. The fence must be 1800mm high chain wire mesh fixed to Galvanised steel posts, enclosing an area to prevent damage as defined in the Tree Protection Plan. No storage inside fenced area	Construction	
FFA-11	Use AS 4454 leaf mulch with 90% recycled content for tree protection fencing. Chip trees marked for removal and use mulch 100mm deep. Avoid soil, weeds, sticks, and stones. Comply with AS 4454 (1999) and AS 4419 (1998).	Construction	
FFA-12	Tree Protection Zones (TPZs) around vegetation shall be retained. TPZs shall be maintained in accordance with Australian Standard 4970 (2009) Protection of Trees on Development Sites (AS-4970). No activities are to take place within the Structural Root Zones (SRZs) of mature trees. No works, stockpiling of materials, excavation, parking or any other potentially harmful activities shall be undertaken within TPZs unless a Level 5 Arborist has provided confirmation that the works will not impact the tree.	Construction	
FFA-13	Tying ropes, cables or similar items to trees must be avoided. No staff members, plant, machinery or materials are permitted from entering the tree protection fencing.	Construction	
FFA-14	The activity shall not fill or compact soil above tree roots enclosed by protection fencing during construction near trees. Guidelines must be followed to prevent soil compaction in these areas. Protection includes using elevated planks attached to scaffolding to prevent ground compression	Construction	
FFA-15	Trenching is not allowed in TPZs or tree protection fencing. Additional approval will be required for trenching, must be done by hand with arborist supervision.	Construction	
FFA-16	Contractors are to maintain plants are watered. Apply water at an appropriate rate suitable for the plant species during periods of little or no rainfall.	Construction	
FFA-17	All site facilities must be located outside of TPZ. Chemicals and contaminants must be stored properly in an enclosed area with a spill bund to prevent runoff in case of accidents.	Construction	
FFA-18	Basic hygiene protocols shall be implemented for construction personnel and machinery on site to reduce the potential for invasion by plant pathogens including <i>Phytophthora cinnamomi</i> , the fungus myrtle rust <i>Uredo rangelli</i> and amphibian chytrid fungus	Construction	
FFA-19	Upon completion of the construction activities, a final health assessment shall be conducted for all retained trees to document any changes in condition. The Consulting Arborist will provide a detailed report with recommendations for any ongoing care or additional mitigation measures needed to support the long-term health of the trees	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
<b>Soils and Geology</b>			
GT-1	Ground bearing slabs shall be designed to the appropriate assessed site classification because the subsurface soils across the site are reactive.	Design	Appendix 17
GT-2	The depth to bedrock must be confirmed by inspections throughout the construction stage. Designs of activities will be appropriate to actual foundation conditions.	Design / Construction	
GT-3	Disturbance and excavation of soils across the site shall be carried out in accordance Soil Management Plan (SMP) developed in accordance with recommendations provided in the NSW Department of Housing, Managing Urban Stormwater, Soils and Construction, 1998 Guidelines.	Design / Construction	
GT-4	<u>Groundwater</u> Should any groundwater be encountered during construction works, works are to cease immediately. Where groundwater needs to be removed, an approval will be required under the Water Management Act 2000. This will require an application for a water supply works approval to be submitted to the NSW Natural Resources Access Regulator (NRAR) for assessment and determination. Council is to be contacted to determine the appropriate measures for the management and disposal of the groundwater.	Construction	
<b>Construction and Operational Waste</b>			
W-1	<u>Waste Reduction:</u> The activity shall encourage practices that reduce waste generation at the source, such as using fewer materials or opting for less packaging.	Construction / Operation	Appendix 18 Appendix 19
W-2	<u>Recycling and Reuse:</u> The activity shall implement recycling programs to recover valuable materials from waste.	Construction / Operation	
W-3	<u>Safe Disposal Methods:</u> The activity shall ensure proper management and disposal of all waste streams	Construction / Operation	
W-4	<u>Monitoring and Reporting:</u> The activity shall implement data collection and reporting systems for waste management activities	Construction / Operation	
W-5	<u>Policy and Regulation Compliance:</u> The department shall regularly review and update waste management plans to comply with environmental regulations	Construction / Operation	
W-6	<u>Education:</u> The department shall conduct campaigns to inform the community about proper waste disposal and the benefits of reducing waste.	Operation	

Ref No.	Mitigation Measure	Timing	Appendix Reference
W-7	<u>Operational Waste Management</u> Prior to the commencement of operations, any operational waste management measures necessary for the activity shall be finalised in an Operational Waste Management Plan. This plan must outline how waste will be minimised, handled, stored and disposed of appropriately, in accordance with any relevant guidelines. A copy of the Operational Waste Management Plan is to be provided to the Crown Certifier.	Prior to commencement of operation	
<b>Construction Management</b>			
CM-1	The Principal Main Works Contractor shall develop and provide for use a detailed overarching Construction Management Plan that will incorporate WHS, Environmental and Quality management as well as all relevant sub-plans including (but not limited to): <ul style="list-style-type: none"> <li>• A site-specific WH&amp;S Management Plan</li> <li>• Environmental Management Plan</li> <li>• Biodiversity Management Plan</li> <li>• Soil and Water Management plan</li> <li>• Construction Waste Management Plan</li> <li>• Traffic Control Plan</li> <li>• Traffic and Pedestrian Management Plan</li> <li>• Construction Noise and Vibration Management plan (CNVMP)</li> <li>• Dust/ Air Quality Management Plan</li> <li>• Access and Movement Plan (for construction staff).</li> </ul>	Prior to the commencement of construction, Construction	Appendix 19
CM-2	The Melrose Park High School and the Department of Education shall ensure that a Joint Use Agreement for the Northern Playing fields is to be agreed and in place prior to the construction of Stage 2 beginning to ensure the play space provision is unaffected.	Prior to the commencement of construction (Stage 2)	
CM-3	The contractor is to implement a Construction Noise and Vibration Management Plan (CNVMP) for Stage 2 in consultation with the operational school. The contractor should utilise weekends and school holiday periods to undertake noisy and disruptive works.	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
CM-4	<p>Prior to the commencement of any construction work, a Construction Environmental Management Plan (CEMP) is to be prepared and provided to the Crown Certifier. The CEMP must be prepared having regard to the Environmental Management Guidelines for Construction Procurement (Edition 4), and is to include where relevant, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>a) Details of: <ul style="list-style-type: none"> <li>i. Hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. Management of dust and odour;</li> <li>iv. Stormwater control and discharge;</li> <li>v. Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>vi. Any other specific environmental construction Terms of Approval/mitigation measures detailed in the REF;</li> <li>vii. Any requirements outlined in any relevant approvals, permits, licences or owners consents; and</li> <li>viii. Community consultation and complaints handling in line with DoE's Community Participation Plan.</li> </ul> </li> <li>a) Aerial Site Plan showing the location of the works;</li> <li>b) Approved REF plans identified in Table 1 above;</li> <li>c) Technical Document and Management Plans referred to in Table 1 above where relevant to include: <ul style="list-style-type: none"> <li>i. Construction Traffic and Pedestrian Management;</li> <li>ii. Construction Worker Transport Strategy</li> <li>iii. Construction Noise and Vibration Management;</li> <li>iv. Construction Waste Management (including details on contaminated waste);</li> <li>v. Construction Air Quality and Dust Management;</li> <li>vi. Construction Soil and Water Management;</li> <li>vii. Construction Flood Management;</li> <li>viii. Aboriginal/Non-Aboriginal Heritage Management; and</li> <li>ix. Demolition Work Plan</li> </ul> </li> <li>d) Construction Tree Protection Plan;</li> <li>e) Erosion and Sediment Control Plan;</li> <li>f) Unexpected finds protocol for Aboriginal and non-Aboriginal heritage (refer to condition 43 and 44 [amend number if different]);</li> <li>g) Unexpected finds protocol for contamination (refer to condition 42 [amend number if different]);</li> <li>h) Construction Emergency Management Plan;</li> <li>i) Training of responsibilities/heritage site inductions under the National Parks and Wildlife Act 1975, Heritage Act 1977 and any other relevant legislation, as relevant to the works.</li> </ul>	Prior to the commencement of construction, Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
	<p>The following general Terms of Approval/mitigation measures are to be included in the CEMP:</p> <ul style="list-style-type: none"> <li>a) Construction site fencing is to be installed around the construction site. Construction vehicle and pedestrian access points to the construction site are to be clearly designated, signposted and controlled for authorised access only.</li> <li>b) The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to: <ul style="list-style-type: none"> <li>i. Protection of the Environment Operations Act 1997;</li> <li>ii. Work Health and Safety Regulation 2017;</li> <li>iii. AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids; and</li> <li>iv. Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.</li> </ul> </li> <li>c) All materials must be wholly contained within the construction site. The requirements of the Protection of the Environment Operations Act 1997 are to be complied with when placing and stockpiling construction and waste materials, when disposing of waste products and during any other works likely to pollute drains or watercourses.</li> <li>d) Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work and concrete trucks shall be undertaken in the construction site in a location so as to prevent air, land or water pollution.</li> <li>e) All equipment and machinery shall be secured to prevent against vandalism outside of construction hours.</li> <li>f) A spill containment kit will be available at all times. All personnel will be made aware of the location of the kit and trained in its effective deployment.</li> <li>g) A copy of the approved and certified plans, specifications and technical documentation shall be kept on site at all times and shall be available for perusal by any authorised regulatory authority.</li> <li>h) All contractors must meet all workplace safety legislation and requirements.</li> <li>i) No vehicle maintenance is permitted in the construction areas except in emergencies.</li> <li>j) The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of works.</li> <li>k) All construction lighting shall not cause a nuisance to adjoining neighbours.</li> </ul>		
CM-5	<p><u>Construction Management</u></p> <p>The site and all construction works are to be managed and carried out in accordance with:</p> <ul style="list-style-type: none"> <li>a) The CEMP and all of its associated plans, protocols and procedures, which are required to the satisfaction of the terms of approval /mitigation measure CM-4;</li> <li>b) The approved REF, plans and supporting documents approved under condition/mitigation measure 2; and</li> <li>c) Any other licences, permits, approvals and land owners consents as required under any other legislation.</li> </ul>	Construction	
CM-6	<p><u>No Obstruction of Public Way</u></p> <p>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.</p>	Construction	



Ref No.	Mitigation Measure	Timing	Appendix Reference
CM-7	<p><u>Pedestrian Access</u></p> <p>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.</p>	Construction	
CM-8	<p><u>Work Hours</u></p> <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"> <li>a) Monday to Friday inclusive: Between 7.00am to 6.00pm;</li> <li>b) Saturday: Between 8.00am to 1.00pm; and</li> <li>c) Sunday and Public Holidays: No work permitted.</li> </ul> <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"> <li>a) Mondays to Friday inclusive: Between 6:00pm to 7:00pm; and</li> <li>b) Saturday: Between 1:00pm to 4:00pm.</li> </ul> <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"> <li>a) By the police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>b) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>c) Where the works are completely inaudible at the nearest sensitive receiver; or</li> <li>d) For the delivery of oversized equipment or structures that police or other authorities determine require special arrangements to transport along public roads; or</li> <li>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</li> <li>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</li> <li>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</li> <li>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.</li> </ul>	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
CM-9	<u>Construction Methods</u> 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: 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	
Ecologically Sustainable Development			
ESD-1	Service and maintainability reviews must be conducted during the design finalisation.	Design	Appendix 25
ESD-2	The design of waste facilities must be conducted in response to the Operational Waste Management Plan dated 14.01.2025 prepared by Elephants Foot.	Design	
ESD-3	Ensure biodiversity specific implications are addressed with the project Ecologist during design finalisations to ensure the future built form does not remove any existing trees throughout the immediately surrounding area.	Design	
ESD-4	The activity must demonstrate that it meets all Green Star strategy targeted credits, through the award of a Green Star Design Review certification.	Design	
ESD-5	Ensure that a NABERs embodied emissions form is prepared prior to construction to ensure that the proposed activity achieves an appropriate Green Star Desing rating.	Pre-construction	
ESD-6	If any departures from the sustainability strategy described in the ESD report arise during construction, a review of the strategy is required	Design	
ESD-7	Responsible construction practices to be put in place by the Contractor, including development of project-specific best-practice environmental management plan (EMP).	Construction	
ESD-8	Waste management plans must be developed by the Contractor for demolition, construction and operation of the site	Pre-construction	
ESD-9	The Contractor must demonstrate that it implements policies that promote diversity and reduce physical and mental health impacts.	Pre-construction	
Fire Safety			
FS-1	The department shall ensure the final design prior to construction implements the recommended design choices that ensure the proposal is considered capable of meeting the Performance Requirements relating to Fire Safety within the BCA.	Pre-construction	Appendix 24

Ref No.	Mitigation Measure	Timing	Appendix Reference
<b>Electrical Services</b>			
ES-1	The design of the proposed activity shall align with NCC 2022 and relevant Australian Standards, including AS3000:2018, AS1768 (Lightning Protection), and AS2293.1 (Emergency Lighting).	Design	Appendix 30
ES-2	The design of the proposed activity shall comply with the NSW Department of Education's EFSG 2.0 and Structured Cabling Systems Specifications.	Design	
ES-3	Any works involving trenching for underground cabling shall include erosion control measures to minimise soil disturbance and protect vegetation.	Construction	
ES-4	Any ground disturbance during trenching and substation installation throughout the proposed activity shall be mitigated by adhering to erosion control measures.	Construction	
ES-5	Any ICT trenching works during the proposed activity shall avoid sensitive areas and comply with environmental management plans to ensure minimal impact.	Construction	
ES-6	Coordination with Endeavour Energy for electrical connections and NBN for ICT infrastructure integration shall commence at the next stage of design prior to commencement of construction.	Pre-construction	
ES-7	Early engagement with utility providers during the proposed activity shall be undertaken to confirm connection points and design approvals to avoid delays.	Pre-construction	
ES-8	Close coordination with the design team shall be undertaken to integrate sustainability measures, including the PV system and ICT infrastructure, while minimising environmental impacts during the proposed activity.	Pre-construction	
ES-9	Noise management plans shall be implemented during construction activities to reduce temporary noise impacts on surrounding areas.	Construction	
ES-10	The activity shall implement a detailed erosion, sediment control, and noise management plans.	Construction	
ES-11	Above-ground installations, such as the substation, shall be designed to minimise visual impacts and blend with the surrounding environment once the new high school is operating.	Design	
ES-12	<b>Services and Utilities</b> All services and utilities in the construction area must be appropriately disconnected and reconnected as required. The contractor is required (if necessary) to consult with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, they are to be appropriately augmented, subject to obtaining any required approvals or permits.	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
Hydraulic Services			
HS-1	<u>Visual impact from above-ground installations</u> The activity shall implement the following mitigation measures: <ul style="list-style-type: none"> <li>• Design and landscaping               <ul style="list-style-type: none"> <li>- Use visually neutral or natural-coloured materials for fire hydrant booster assemblies, water meters, storage tanks, and plant rooms to blend with the surroundings.</li> <li>- Position above-ground structures to minimise visibility from public spaces and sensitive areas.</li> <li>- Implement landscaping measures, such as planting trees or shrubs, to screen the installations from view.</li> <li>- Incorporate aesthetic design elements into above-ground installations to align with the local architectural style</li> </ul> </li> </ul>	Design	Appendix 31
HS-2	<u>Re-vegetation measures</u> The activity shall implement the following mitigation measures: <ul style="list-style-type: none"> <li>• Native Plant Species: Use local, native plant species for re-vegetation to ensure better adaptability, biodiversity restoration, and minimal maintenance needs.</li> <li>• Topsoil Replacement: Reapply stripped topsoil over disturbed areas to provide nutrients essential for plant growth.</li> <li>• Tree and Shrub Planting: Plant trees and shrubs to Stabilise soil, provide shade, and enhance the landscape's aesthetic value.</li> <li>• Timing of Planting: Align re-vegetation efforts with favourable growing seasons to maximise survival rates.</li> <li>• Irrigation and Maintenance: Water the plants regularly and protect them from pests, diseases, and grazing animals during the establishment phase</li> </ul>	Design / Construction / Operation	
HS-3	<u>Trenching for underground water and drainage services</u> The activity shall implement the following mitigation measures: <ul style="list-style-type: none"> <li>• Soil disturbance mitigation               <ul style="list-style-type: none"> <li>- Minimise the trenching area by careful planning of service routes.</li> <li>- Reuse excavated soil for backfilling to reduce waste.</li> <li>- Stabilise exposed soil immediately after trenching by applying mulch, planting native vegetation, or using erosion control mats.</li> <li>- Implement silt barriers and sediment control measures to prevent soil erosion and runoff into nearby water bodies.</li> </ul> </li> </ul>	Construction	
HS-4	<u>Trenching for underground water and drainage services</u> The activity shall implement the following mitigation measures: <ul style="list-style-type: none"> <li>• Vegetation protection               <ul style="list-style-type: none"> <li>- Conduct a vegetation survey before trenching to identify and avoid significant or rare plant species.</li> <li>- Transplant salvaged vegetation where feasible.</li> <li>- Replant native species post-construction to restore disturbed areas.</li> </ul> </li> </ul>	Construction	

Ref No.	Mitigation Measure	Timing	Appendix Reference
HS-5	<u>Noise from Construction Activities:</u> The activity shall implement the following mitigation measures: <ul style="list-style-type: none"> <li>• Restrict noisy activities to standard working hours to reduce disturbance to nearby residents.</li> <li>• Use noise barriers or acoustic screens near sensitive areas.</li> <li>• Ensure all equipment is well-maintained and fitted with noise-dampening devices, such as mufflers or silencers.</li> <li>• Notify nearby residents and businesses about high-noise activities and expected duration.</li> </ul>	Construction	
HS-6	<u>Traffic Control and Road Opening Protection During External Construction Works</u> The activity shall implement the following mitigation measures: <ul style="list-style-type: none"> <li>• Traffic Management Plan (TMP): Develop a comprehensive TMP before construction begins. This plan includes alternate routes, detour signs, and detailed layouts of the construction site to reduce congestion.</li> <li>• Signage and Barriers: Place clear and visible warning signs, cones, and barriers to guide drivers and pedestrians safely through or around the construction area. Reflective materials should be used for nighttime visibility.</li> <li>• Flaggers and Personnel: Employ trained personnel to direct traffic during active construction hours, especially in high-risk zones.</li> <li>• Phased Construction: Schedule construction in phases to limit the road sections affected at any given time. This helps maintain partial road functionality.</li> <li>• Public Communication: Notify local communities and commuters about road closures or delays via public announcements, social media, and signage well in advance.</li> <li>• Access Points and Safety Zones: Designate safe pedestrian crossings, maintain emergency access routes, and create buffer zones for workers.</li> </ul>	Construction	
HS-7	<u>Erosion Control Measures:</u> The activity shall implement the following mitigation measures: <ul style="list-style-type: none"> <li>• Silt Fences and Sediment Traps: Install barriers like silt fences or sediment traps around disturbed soil areas to capture eroded materials before they reach water bodies.</li> <li>• Erosion Mats and Blankets: Use biodegradable mats to stabilise exposed soil on slopes and embankments. These also support vegetation growth.</li> <li>• Vegetative Buffers: Maintain or establish vegetated strips between construction areas and water bodies to filter runoff.</li> <li>• Proper Drainage Systems: Install drainage channels or culverts to manage water flow and direct it away from vulnerable areas.</li> </ul>	Construction	
HS-8	<u>Services and Utilities</u> All services and utilities in the construction area must be appropriately disconnected and reconnected as required. The contractor is required (if necessary) to consult with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, they are to be appropriately augmented, subject to obtaining any required approvals or permits.	Construction	