

Appendix 1

Willyama HS Demolition - Mitigation Measures

Aspect	MM ID	MM Name	Mitigation Measure	Timing
General	GMM1	Approvals	These Mitigation Measures do not remove the obligation to obtain all other licences, permits, approvals and consents as required under any other legislation.	Throughout
General	GMM3	Australian Standards	All works must comply with the relevant Australian Standards.	Throughout
General	GMM4	Crown Certificate	A Crown Certificate under Section 6.28 of the <i>Environmental Planning and Assessment Act 1979</i> must be obtained for any Crown building work.	Prior to the commencement of construction
General	GMM5	Landowners Consent	Landowners consent must be obtained in writing from the relevant landowner or authority.	Prior to the commencement of construction on that land

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Community	CEMM1	Work Notification	DoE's Post Approval and Compliance Team, the relevant local Council and the occupiers of any land within 80 metres of the site boundary must be notified in writing of the project. The notice must outline the works to be undertaken, the expected timing for commencement of, and completion of construction works. A minimum period of 48 hours notification prior to the commencement of any construction work must be given.	Prior to the commencement of construction
Community	CEMM2	Site Notice Board	<p>A site notice board must be located at eye level at the entrance or other appropriate location at the site in a prominent position for the benefit of the community. The site notice must be displayed throughout the entire construction period, be A1 sized, durable, weatherproof and include the following information:</p> <ul style="list-style-type: none"> (a) 24-hour contact person for the site; (b) Telephone and email addresses; (c) Site works and timeframes; and (d) Details of where accessible project information can be sourced. 	Prior to the commencement of construction
General	CEMM3	Complaints Handling	All complaints must be managed in accordance with DoE's Stakeholder and Community Participation Plan.	Throughout

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Compliance	PACMM1	Compliance with Mitigation Measures	All relevant personnel, including contractors and their subcontractors, must be made aware of these Mitigation Measures and the requirement to undertake the activity as per these Mitigation Measures.	Throughout
Compliance	PACMM2	Non-compliance notification	<p>The relevant Project Lead and DOE's Post Approval and Compliance Team must be notified as soon as practical when any non-compliance with a Mitigation Measure is identified. The notification should identify the relevant works, set out the 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> <p><i>Note: Non-compliance and incident notifications processes are set out in the Post Approvals Guide. All notifications must be recorded using the digital Non-Compliance Notification Form or the Incident Notification Form.</i></p>	Throughout
Compliance	PACMM5	Status Report	The Project Lead must submit a Status Report to the Post Approvals and Compliance Team demonstrating compliance with the Mitigation Measures upon completion of the works.	One week prior to the completion of the project

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Construction	CMM1	Demolition	Any demolition work must be undertaken in accordance with the provisions of <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> .	Construction
Construction	CMM2	Demolition Environmental Management Plan	<p>A Demolition Environmental Management Plan (DEMP) is to be prepared and implemented having regard to the <i>Environmental Management Guidelines for Construction Procurement (Edition 4)</i>, and is to include where relevant, but not limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i). Hours of work; (ii). 24-hour contact details of site manager; (iii). Management of dust and odour; (iv). Stormwater control and discharge; (v). Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi). Any other specific environmental construction Mitigation Measures detailed in the REF; (vii). Any requirements outlined in any relevant approvals, permits, licences or landowner consents; and 	Construction

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			<p>(viii). Community consultation and complaints handling in line with DoE's Stakeholder and Community Participation Plan.</p> <p>(b) Aerial Site Plan showing the location of the works;</p> <p>(c) The following, where required by Mitigation Measures:</p> <p>(i). Construction Traffic and Pedestrian Management;</p> <p>(ii). Construction Worker Transport Strategy</p> <p>(iii).Acknowledgement of/ adherence to the requirements of the Demolition Noise and Vibration Management Plan (Muller Acoustic Consulting dated 05/03/2025);</p> <p>(iv).Acknowledgement of/ adherence to the requirements of the Demolition Waste Management Plan (Barker Ryan Stewart dated 03/03/2025);</p> <p>(v). Acknowledgement of/ adherence to the requirements of the Demolition Waste Management Plan (Barker Ryan Stewart dated 03/03/2025);;</p> <p>(vi). Demolition Soil and Water Management;</p> <p>(vii).</p>	

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			<p>Acknowledgement of/ adherence to the requirements of the Demolition Waste Management Plan (Barker Ryan Stewart dated 03/03/2025); and</p> <p>(viii). Demolition Work Plan</p> <p>(d) Tree Protection Plan;</p> <p>(e) Erosion and Sediment Control Plan;</p> <p>(f) Unexpected finds protocol for Aboriginal and non-Aboriginal heritage;</p> <p>(g) Unexpected finds protocol for contamination;</p> <p>(h) Demolition Emergency Management Plan;</p> <p>(i) Training of responsibilities/heritage site inductions under the <i>National Parks and Wildlife Act 1975, Heritage Act 1977</i> and any other relevant legislation, as relevant to the works.</p>	
Construction	CMM3	Construction Fencing	<p>Construction site fencing is to be installed around the site.</p> <p>Construction vehicle and pedestrian access points to / from the site are to be clearly designated, signposted and controlled for authorised access only.</p>	Construction
Construction	CMM4	Construction Hazardous Materials	<p>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</p>	Construction

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			<p>limited to:</p> <ul style="list-style-type: none"> • <i>Protection of the Environment Operations Act 1997;</i> • <i>Work Health and Safety Regulation 2017;</i> • <i>AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids;</i> and • <i>Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.</i> 	
Construction	CMM5	Construction Hazardous Materials	A spill containment kit must be available at all times on the construction site. All personnel must be made aware of the location of the kit and trained in its effective deployment.	Construction
Construction	CMM6	Construction Materials	All materials must be wholly contained within the construction site. The requirements of the <i>Protection of the Environment Operations Act 1997</i> 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.	Construction
Construction	CMM7	Construction Operations	Building methods 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.	Construction

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Construction	CMM8	Construction Equipment	All equipment and machinery shall be secured to prevent vandalism outside of construction hours.	Construction
Construction	CMM9	Construction Contractors	All contractors must meet all workplace safety legislation and requirements.	Construction
Construction	CMM10	Construction Vehicle Maintenance	No vehicle maintenance is permitted in the construction areas except in emergencies.	Construction
Construction	CMM11	Construction Waste	The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of works.	Construction
Construction	CMM12	Construction Lighting	All construction lighting shall not cause a nuisance to adjoining neighbours and comply with <i>AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Construction
Construction	CMM13	Construction Hours	<p>The undertaking of any demolition work, including the entry and exit 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. 	Construction

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			<p>Where noise levels are not expected to exceed the existing background noise level plus 5dB, and noise monitoring is undertaken in accordance with the <i>Approved Methods for Measurement and Analysis of Environmental Noise in NSW</i> (EPA, 2022), works may also be undertaken during the following additional work hours:</p> <p>(d) Mondays to Friday inclusive: Between 6:00pm to 7:00pm; and</p> <p>(e) Saturday: Between 1:00pm to 4:00pm.</p> <p>Demolition 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> <p>(f) By the police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(g) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(h) Where the works are completely inaudible at the nearest sensitive receiver; or</p> <p>(i) For the delivery, setup and removal of construction cranes, where notice of the crane related works is</p>	

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			<p>provided to Council and affected residents at least seven days prior to the works; or</p> <p>(j) Maintenance and repair of public infrastructure where disruption to essential services, required system conditions (such as low-flow conditions for sewers) and/or considerations of worker safety do not allow work within standard hours; or</p> <p>(k) Public infrastructure works where work outside the recommended standard hours is supported by the affected community to shorten the length of the project; and</p> <p>(l) where it is demonstrated and justified for the need to work outside the recommended construction hours.</p> <p>Except in emergencies, these circumstances are not to be interpreted as endorsement for work outside the recommended standard hours and should be justified in each case. Work schedule convenience or project expedience is not considered sufficient justification.</p> <p>Any departure from this Mitigation Measure must be immediately notified to the Post Approvals and Compliance Team.</p>	
Construction	CMM14	Construction Methods	Use of any rock excavation machinery, sheet piling, pile driving or jack-hammering and the like is restricted to the following	Construction

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			<p>hours:</p> <p>(a) Monday to Friday inclusive: 9:00am to 12:00pm;</p> <p>(b) Monday to Friday inclusive: 2:00pm to 5:00pm; and</p> <p>(c) Saturday: 9:00am to 12:00pm.</p>	
Construction	CMM15	Vibration During Construction	<p>Vibration levels induced by demolition activities must be in accordance with the <i>AS4236 – Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites</i>.</p> <p>The operation of plant and equipment must not give rise to the transmission of vibration nuisance or damage to other premises.</p> <p>Prior to commencement of vibration-generating activities, a specific vibration monitor must be set up either at the property boundary or nearest sensitive receiver to monitor and record the vibration levels affecting buildings on adjacent land using the <i>Assessing Vibration: A Technical Guide (DECC, 2009)</i>.</p> <p>Any departures from this Mitigation Measure must be notified to the Post Approvals and Compliance Team.</p>	Construction
Construction	CMM16	Shoring & Adequacy of Adjoining	If the works involve an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or	Construction

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		Property	<p>rail corridor), under the advice of a suitably qualified engineer the works must:</p> <ul style="list-style-type: none"> (a) Protect and support the building, structure or work from possible damage from the excavation, and (b) Where necessary, underpin the building, structure or work to prevent any such damage. 	
Construction	CMM17	Air Quality and Dust Management	<p>Contractors must adhere to all requirements of the Air Quality Management and Dust Management Plan (Enviroscience, v4, 28/02/2025).</p> <p>The following standard conditions/mitigation measures must be implemented:</p> <ul style="list-style-type: none"> a) Spraying of paint and other materials with the potential to become air borne is only to be undertaken on days with still or light wind conditions to prevent drift; b) No burning of materials is permitted; c) Dust generated during demolition works is to be controlled to avoid impact on surrounding properties; d) All necessary maintenance for demolition vehicles and equipment is to be undertaken during the demolition period/approved work hours; 	Construction


Aspect	MM ID	MM Name	Mitigation Measure	Timing
			<p>e) Excessive use of vehicles and powered demolition equipment is to be avoided;</p> <p>f) Exposed areas are to be progressively revegetated as soon as practical;</p> <p>g) Vehicle wash down areas are to be established on-site to ensure all mud and soil from demolition vehicles is not carried onto public roads;</p> <p>h) All vehicles involved in any excavation and/or demolition and departing the site with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway; and</p> <p>i) Vehicles, machinery and equipment will be maintained in accordance with manufacturer's specifications and meet the requirements of the <i>Protection of the Environment Operations Act 1997</i> and associated regulations.</p> <p>The following project-specific conditions/mitigation measures must also be implemented as derived from the Air Quality and Dust Quality Management Plan:</p> <p><i>General</i></p> <p>j) It is recommended that crushing activities take place North (downwind) of the main structures. Please refer to AQMDMP for proposed Site Layout and proposed</p>	

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			<p>location for crushing activities.</p> <p>k) Training will be provided to all project personnel, including relevant sub-contractors on best air quality control practices and the requirements from this plan through inductions, toolboxes and targeted training. The training will also highlight the level of competency expected during the processing, handling, movement and storage of materials and substances used to carry out the activity to ensure impacts to air quality are minimised.</p> <p>l) Training of on-site personnel about the health effects of the hazardous materials likely to be encountered on site. (main contaminants of concern are asbestos, silica and dust.</p> <p>m) All demolition activities will be planned and undertaken to avoid, where practicable, the generation of dust and vehicle emissions.</p> <p>n) Weather forecasts for the project duration to be emailed/discussed with Project Manager, highlighting any potential risks, including high wind speeds and extended periods of dry weather.</p> <p>o) All delivery vehicles will have covered loads during transportation.</p> <p>p) Vegetation or other materials will not be burnt on site.</p>	

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			<p>q) Any paint, emulsion or spraying works will be rescheduled if planned to occur during periods of high winds.</p> <p>r) Shadow watering will be implemented, following the arm of the excavators and keep materials moistened and minimise the generation of dust particles.</p> <p>s) All stockpiles to wetted down, covered or dust suppression application applied.</p> <p><i>Dust Emissions</i></p> <p>t) Due to the rural location of the site, it is recommended that background Real Time Dust Monitoring for PM10 and PM2.5 is undertaken prior to site establishment to gain an understanding of background dusts in the area.</p> <p>u) Dust suppression techniques will be utilised in response to visible dust, such as watering dusty work areas and stockpiles.</p> <p>v) Sequencing of works will be managed to reduce the time of exposure of disturbed surfaces, as far as practicable.</p> <p>w) During dry and windy conditions, demolition and crushing activities will be monitored for the generation of wind-blown dust and modified or stopped as necessary as per the Beaumont Scale and through real time anemometer monitoring.</p>	

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			<p>x) Where required and possible, utilise erosion prevention products such as Dustbloc on access roads to reduce dust from travelling vehicles and plant.</p> <p>y) A water cart/truck will be available for dust suppression purposes during demolition, crushing and during any other times necessary.</p> <p>z) Loader and excavator operators to minimise the drop heights of loads into trucks and stockpiles.</p> <p>aa) Cover unsealed site access roads with densely graded road base where practicable if dust is excessive.</p> <p>bb) Vehicles will adhere to speed limits when driving on site and construction traffic will be restricted to designated roadways as per the contractors construction management plan.</p> <p>cc) Should excessive dust be observed anywhere on or near the project site, actions to minimise the generation of dust will be implemented. This may include, but not limited to, increasing groundcover or watering.</p> <p><i>Gaseous emissions</i></p> <p>dd) All plant and equipment will be ensured to comply with Part 4 of the Protection of the Environment Operations</p>	

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			<p>(Clean Air) Regulation 2002.</p> <p>ee) Smoky emissions will be kept within the standards and regulations under the Protection of the Environment Operations Act 1997.</p> <p>ff) Maintain all vehicles and construction equipment in good working order to prevent excessive exhaust emissions in accordance with the manufacturer's specification to comply with all relevant legislation.</p> <p>gg) Turn machinery and vehicles off when not in use.</p> <p>hh) Mobile plant pre-start inspection forms will include checks for emissions.</p> <p>ii) If vehicle or equipment emissions are visible for greater than 10 continuous seconds, plant will be repaired/maintained prior to reuse on site.</p> <p>jj) Real time air and dust monitoring must be undertaken within the locations identified below as derived from the Air Quality and Dust Quality Management Plan (Enviroscience, v3, 13/02/2025).</p>	

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			 <p> ⊗ AM – Asbestos Air Monitoring Locations/Respirable Crystalline Silica (RCS) ● DM – Real Time Particulate Dust Monitors (PM_{2.5} and PM₁₀) ⊗ Real Time Wind Speed Anemometer </p>	
Construction	CMM18	Demolition Waste Management	<p>Contractors must adhere to all requirements of the Demolition Waste Management Plan (Barker Ryan Stewart, v2, 03/03/2025)</p> <p>The following conditions/mitigation measures must be implemented:</p> <ul style="list-style-type: none"> a) The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of the works; a) Non-recyclable waste and containers are to be regularly 	Construction

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			<p>collected and disposed of at a licensed waste disposal site. Frequency of collection should be identified and records maintained;</p> <p>b) No burning or burying of waste is permitted on the site;</p> <p>c) Any bulk garbage bins delivered by authorised waste contractors are to be placed and kept within the site boundary;</p> <p>d) No materials will be used in a manner that will pose a risk to public safety and waste generated from the works will be recycled wherever possible;</p> <p>e) All loose material stockpiles are to be stored within the temporary demolition compounds and are to be protected from possible erosion;</p> <p>f) Unnecessary resource consumption will be avoided;</p> <p>g) All soils and materials (liquid and solid) to be removed from the site must be analysed and classified by an appropriately qualified consultant in accordance with the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and related guidelines, in particular the NSW EPA Waste Classification Guidelines, prior to</p>	

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			<p>offsite disposal; and</p> <p>All waste must be disposed of at an appropriately licensed waste facility suitable for the specific waste. Receipts for the disposal of the waste must be submitted to the DoE Project Director within 14 days of the waste being disposed</p>	
Soil & Water	SWMM1	Erosion and Sediment Control	<p>An Erosion and Sediment Control Plan must be implemented in accordance with the Landcom/Department of Housing <i>Managing Urban Stormwater, Soils and Construction Guidelines</i> (Blue Book). The controls must be in place, inspected and managed until the works are complete and all exposed erodible materials are stable relevant to each construction stage. Inspection records must be kept and provided to the Post Approval and Compliance Team on request.</p>	Construction
Soil & Water	SWMM2	Imported Fill Material	<p>Imported fill 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 	Construction

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			<p>(c) Material subject to a Waste Exemption under Clause 91 and Clause 92 of the Protection of the Environment Operations (Waste) Regulation 2014 and recognised by the NSW Environment Protection Authority as being “fit for purpose” with respect to the works under the REF.</p> <p>Certificates from a suitably qualified person/contractor proving that the imported fill material complies with these requirements must be provided to the relevant DoE Project Lead prior to filling works.</p>	
Soil & Water	SWMM4	Groundwater	Should any unexpected groundwater be encountered during construction works, works are to cease immediately. Where groundwater needs to be removed, an approval may be required under the <i>Water Management Act 2000</i> .	Construction
Trees	TMM1	Tree Protection	Trees not identified by Broken Hill City Council as exempt from approvals are to be protected and maintained in accordance with <i>AS 4970-2009 Protection of Trees on Development Sites</i> and are to remain in place until the completion of all work in the vicinity of the protected trees.	Construction
Land Contamination	LCMM3	Asbestos Handling	Where asbestos or asbestos-containing material is to be disturbed or uncovered, compliance with SafeWork NSW	Construction

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			requirements shall be adhered to. Asbestos shall be removed by a suitably qualified and experienced contractor, licensed by SafeWork NSW. The removal of such material shall be carried out in accordance with the requirements of SafeWork NSW and the material transported and disposed of in accordance with NSW Environment Protection Authority requirements and the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> with particular reference to Part 7 'Transportation and Management of Asbestos Waste'.	
Land Contamination	LCMM4	Unexpected Site Contamination	During demolition 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 Lead 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 Lead prior to construction works re-commencing. Following completion of the	Construction

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			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 Lead and DoE's Post Approval and Compliance 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 <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> .	
Land Contamination	LCMM5	Site Validation/ Clearance	<p>Prior to the issue of a Crown Completion Certificate, a Validation/ Clearance Report must be provided to the satisfaction of the Crown Certifier including the following verification/ actions derived from the Scope of Works for Hazmat Remediation and Demolition (EnviroScience, v5, 27/2/2025):</p> <ul style="list-style-type: none"> a) Demolition Debris Removal – The site is to be free of concrete, brick, masonry, wood, metal, plastics, and the like. b) Asbestos and Other Hazardous Materials – The site is to be free of asbestos, lead, oil, chemicals, and the like. <p>Copies of hygienist clearance and validation inspection</p>	Prior to completion.


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			<p>reports to be provided to the Principal.</p> <p>c) Soil Testing and Assessment – As part of the hygienist's clearance inspection and report, the hygienist is to include all necessary soil testing, analysis and assessment to confirm no contaminants with-in the soil. As a minimum, soil testing should include the following:</p> <ul style="list-style-type: none"> • Sample testing for asbestos where inground asbestos pipes and conduits have been removed. • Sample testing for petroleum, oil, diesel, and the like in the vicinity of the gas tanks, original underground oil storage tank (serving the heating system boiler), Block C Farm Shed, and any other areas where fuel driven vehicles may have been stored, and/or refuelled. • Sample testing for chemicals, acids, food grease, heavy metals, oils, etc around the locations of the inground grease trap and sediment traps serving the food technology, science, woodwork and metalwork areas of the buildings. • Sample testing for asbestos, lead, other heavy 	

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			<p>metals, chemicals, oils and the like, in a grid pattern (max 15m spacing between samples in any direction), to the entire footprint area plus 3 metres of all structures and pavement slabs to be demolished.</p> <p>d) Contaminated Soil Removal and Disposal – Where the testing and analysis identifies any soil contamination, determine the extent of the contamination, and remove and dispose, or remediate, all the contaminated soil in the appropriate manner for the type of contamination found.</p> <p>e) Site Grading and Re-Contouring – Fill any holes, trenches, depressions, and the like left after the demolition, with clean fill (VENM or ENM). Clean fill material is to be a sandy loam/clay mix with minimal rock particles no greater than 40mm in any dimension, sourced from the local Broken Hill area. The top 150mm layer of imported fill is to be a sandy loam with no rock. Supply, place and compact the fill in 150mm layers to minimum 95% SSD. at approximately 2% below optimum moisture content. Fill and grade the disturbed areas of the site to follow the natural slope of the land toward the</p>	

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			northeast, to the existing stormwater swale/channel currently serving the site.	
Utilities & Infrastructure	UIMM2	Services & Utilities	All services and utilities in the construction area must be appropriately disconnected and reconnected as required, in consultation with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, appropriate augmentation must be undertaken, subject to obtaining any required approvals or permits.	Construction
Utilities & Infrastructure	UIMM3	No Obstruction of Public Way	Building materials, machinery, vehicles, refuse, skip bins or the like must not be stored or placed in the public way (outside of any approved construction works zone) under any circumstances.	Construction
Utilities & Infrastructure	UIMM4	Pedestrian Access	Safe pedestrian access in and around the site shall remain unimpeded at all times. Required informative signage and directional information must be provided in appropriate locations ensuring pedestrian safety. Where necessary, traffic control measures will be implemented.	Construction
Heritage	HMM1	Non-Aboriginal Heritage	If any unexpected archaeological relic (or potential relic) of heritage significance is discovered during any construction work,	Construction

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			all work in the vicinity must cease and the area must be appropriately protected. Materials should not be removed from the ground wherever possible. The DoE Heritage Team is to be notified and an archaeologist engaged to undertake a site inspection to ascertain whether the finds are significant relics. Construction works cannot recommence in that area until advised by the archaeologist, in consultation with the DoE Heritage Team. Should significant relics be identified, external approvals to impact the relics may be required.	
Heritage	HMM2	Aboriginal Heritage	If any unexpected 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 in consultation with the Registered Aboriginal Parties (RAPs). Following the on-site assessment, the archaeologist and RAPs (if they attended the site) are to advise on whether further management, mitigation or approvals are required in consultation with the 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)	Construction

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			<p>would also need to be obtained to impact the site.</p> <p>All work is to be undertaken in accordance with the recommendations of the Preliminary Indigenous Heritage Assessment considered as part of the REF dated 13 August 2024.</p> <p>Fencing must be installed along the northern boundary of the area identified as 'Low to Nil' significance in the extract from the Archaeology Risk Map provided below (GML Heritage, 2024). Toolbox talks must identify the area north of this point to contractors as a sensitive landscape. No entry shall be allowed for any contractors within the area north of the fencing.</p>	

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Heritage	HMM3	Human Remains	<p>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 <i>Coroners Act 2009</i>. Aboriginal burials (older than 100 years) are protected under the <i>National Parks and Wildlife Act 1974</i> and</p>	Construction

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			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 <i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984</i> .	

Dictionary

Term	Definition
Aboriginal object	Has the same meaning as the definition of the term in Section 5 (Definitions) of the <i>National Parks and Wildlife Act 1974</i> .
Aboriginal place	Has the same meaning as the definition of the term in Section 5 (Definitions) of the <i>National Parks and Wildlife Act 1974</i> .
Bushfire prone land	Land mapped on a bushfire prone land map as being subject to bushfire hazard. If part but not all of a lot is mapped as being subject to bushfire hazard, only the specific part of the lot that is mapped as being subject to bushfire hazard is bushfire prone land.

Category 1 Remediation	<p>Remediation work needing consent that is:</p> <ul style="list-style-type: none"> (a) designated development, or (b) carried out or to be carried out on land declared to be a critical habitat, or (c) likely to have a significant effect on a critical habitat or a threatened species, population or ecological community, or (d) development for which another State environmental planning policy or a regional environmental plan requires development consent, or (e) carried out or to be carried out in an area or zone to which any classifications to the following effect apply under an environmental planning instrument: <ul style="list-style-type: none"> (i) coastal protection, (ii) conservation or heritage conservation, (iii) habitat area, habitat protection area, habitat or wildlife corridor, (iv) environment protection, (v) escarpment, escarpment protection or escarpment preservation, or escarpment preservation, (vi) floodway, (vii) littoral rainforest,
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	<ul style="list-style-type: none"> (viii) nature reserve, (ix) scenic area or scenic protection, (x) wetland, or <p>(f) carried out or to be carried out on any land in a manner that does not comply with a policy made under the contaminated land planning guidelines by the council for any local government area in which the land is situated (or if the land is within the unincorporated area, the Minister).</p>
Category 2 Remediation	<p>Remediation work not needing consent that is:</p> <ul style="list-style-type: none"> (a) a remediation work that is not a work of a kind described as Category 1 remediation, or (b) a remediation work (whether or not it is a work of a kind described as Category 1 remediation that: <ul style="list-style-type: none"> (i) by the terms of a remediation order, is required to be commenced before the expiry of the usual period under the Contaminated Land Management Act 1997 for lodgement of an appeal against the order, or Note — The usual period for lodgement of an appeal is 21 days or a period prescribed instead by regulations made under the Contaminated Land Management Act 1997. (ii) may be carried out without consent under another State environmental planning policy or a regional environmental plan (as referred to in section 4.16(4)), or (iii) is carried out or to be carried out by or on behalf of the Director-General of the Department of Agriculture on land contaminated by the use of a cattle dip under a program implemented in accordance with the recommendations or advice of the Board of Tick Control under Part 2 of the Stock Diseases Act 1923, or

	(iv) is carried out or to be carried out under the Public Land Remediation Program administered by the Broken Hill Environmental Lead Centre.
Certification of Crown building work	Certification under section 6.28(2) of the <i>Environmental Planning and Assessment Act 1979</i> .
Construction	<p>All physical work to enable operation including (unless specifically excluded by a Mitigation Measures) but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the activity, including bulk earthworks, and erection of buildings and other infrastructure permitted by this REF determination, but excluding:</p> <ul style="list-style-type: none"> • Building and road dilapidation surveys; • Investigative drilling or investigative excavation; • Archaeological Salvage; • Establishing temporary site offices (in locations identified by the Mitigation Measures of this REF determination); • Installation of environmental impact mitigation measures, fencing, enabling works; and • Minor adjustments to services or utilities.
Crown Building Work	<p>means <u>development</u> (other than exempt development), or an activity that is subject to environmental impact assessment under Division 5.1, by the <u>Crown</u> that comprises--</p> <p>(a) the <u>erection</u> of a <u>building</u>, or</p> <p>(b) the <u>demolition</u> of a <u>building</u> or <u>work</u>, or</p>

	(c) the doing of anything that is incidental to the <u>erection</u> of a <u>building</u> or the <u>demolition</u> of a <u>building</u> or <u>work</u> .
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site.
DoE	Department of Education
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings.
Green Star	The building sustainability rating scheme management by the Green Building Council of Australia.
Post Approval and Compliance	To contact the Post Approval and Compliance Team email postapproval@det.nsw.edu.au
Gross Floor Area	Refer to the National Construction Code 'Gross Floor Area' definition.
Project Lead	The DoE primary contact for the project i.e. Project Director or Asset Manager.
Reasonable	Means applying judgement in arriving at a decision, considering mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
REF	Review of Environmental Factors

Suitably qualified person	A professional with the necessary qualifications having regard to the nature of their technical services.
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