Appendix 1

Mitigation Measures

Richmond River High Campus Redevelopment

Submitted to the NSW Reconstruction Authority on behalf of the NSW Department of Education

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Acknowledgment of Country

Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

Document History and Status

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This report was prepared by:

Approver: Mel Krzus - Director

Author: Lucy Hammond – Associate

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Disclaimer

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1. Mitigation Measures

Table 1 Mitigation Measures

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Note:			These Mitigation Measures do not remove the obligation to obtain all other licences, permits, approvals and consents as required under any other legislation.	During all stages.
Note:			All works must comply with the relevant Australian Standards.	During all stages.
General	GMM1	Crown Certificate	A Crown Certificate (or multiple Crown Certificates) under Section 6.28 of the Environmental Planning and Assessment Act 1979 must be obtained for any Crown building work.	Prior to the commencement of construction.
General	GMM2	Landowners Consent	Landowners' consent must be obtained in writing from the relevant landowner or authority.	Prior to the commencement of construction on that land.
Community	CEMM1	Work Notification	The departments 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 work 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	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: • 24-hour contact person for the site;	Prior to the commencement of construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			• Telephone and email addresses; • Site works and timeframes; and • Details of where accessible project information can be sourced.	
General	CEMM3	Complaints Handling	All complaints must be managed in accordance with the department's Stakeholder and Community Participation Plan.	During all stages.
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.	During all stages.
Construction	CMM1	Demolition	Any demolition work must be undertaken in accordance with the provisions of *Australian Standard AS 2601-2001 The Demolition of Structures*.	During construction.
Construction	CMM2	Construction Environmental Management Plan	A Construction Environmental Management Plan (CEMP) is to be prepared and implemented having regard to the *Environmental Management Guidelines for Construction Procurement (Edition 4)*, and is to include where relevant, but not limited to, the following: Details of: • Hours of work; • 24-hour contact details of site manager; • Management of dust and odour; • Stormwater control and discharge; • Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; • Any other specific environmental construction Mitigation Measures detailed in the REF; • Any requirements outlined in any relevant approvals, permits, licences or landowner consents; and	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			• Community consultation and complaints handling in line with department's Stakeholder and Community Participation Plan. • Aerial Site Plan showing the location of the works; • The following, where required by Mitigation Measures: • Construction Traffic and Pedestrian Management; • Construction Worker Transport Strategy • Construction Noise and Vibration Management; • Construction Waste Management (including details on contaminated waste); • Construction Air Quality and Dust Management; • Construction Soil and Water Management; • Construction Flood Management; • Aboriginal/Non-Aboriginal Heritage Management; and • Demolition Work Plan • Construction Tree Protection Plan; • Erosion and Sediment Control Plan; • Unexpected finds protocol for Aboriginal and non-Aboriginal heritage; • Unexpected finds protocol for contamination; • Construction Emergency Management Plan; • 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.	
Construction	CMM3	Construction Fencing	Construction site fencing is to be installed around the site. Construction vehicle and pedestrian access points to / from the site are to be clearly designated, signposted and controlled for authorised access only.	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Construction	CMM4	Construction Hazardous Materials	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: • *Protection of the Environment Operations Act 1997*; • *Work Health and Safety Regulation 2017*; • *AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids*; and • *Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace*.	During construction.
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.	During construction.
Construction	CMM6	Construction Materials	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.	During 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.	During construction.
Construction	CMM8	Construction Equipment	All equipment and machinery shall be secured to prevent vandalism outside of construction hours.	During construction.
Construction	CMM9	Construction Contractors	All contractors must meet all workplace safety legislation and requirements.	During construction.
Construction	CMM10	Construction Vehicle Maintenance	No vehicle maintenance is permitted in the construction areas except in emergencies.	During 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.	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Construction	CMM12	Construction Lighting	All construction lighting shall not cause a nuisance to adjoining neighbours and comply with *AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting*.	During construction.
Construction	CMM13	Construction Hours	The undertaking of any construction work, including the entry and exit of construction and delivery vehicles at the site, is restricted to the following standard work hours: • Monday to Friday inclusive: Between 7.00am to 6.00pm; • Saturday: Between 8.00am to 1.00pm; and • Sunday and Public Holidays: No work permitted. Where noise levels are not expected to exceed the existing background noise level plus 5dB, and noise monitoring is undertaken in accordance with the *Approved Methods for Measurement and Analysis of Environmental Noise in NSW (EPA, 2022),* works may also be undertaken during the following additional work hours: • Mondays to Friday inclusive: Between 6:00pm to 7:00pm; and • Saturday: Between 1:00pm to 4:00pm. 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: • By the police or a public authority for the delivery of vehicles, plant or materials; or • In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or • Where the works are completely inaudible at the nearest sensitive receiver; or • For the delivery, setup and removal of construction cranes, where notice of the crane related works is	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			provided to Council and affected residents at least seven days prior to the works; or • 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 • Public infrastructure works where work outside the recommended standard hours is supported by the affected community to shorten the length of the project; and • 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. Any departure from this Mitigation Measure must be immediately notified to the Post Approvals and Compliance Team.	
Construction	CMM14	Vibration During Construction	Vibration levels induced by demolition activities must be in accordance with the *AS4236 – Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites*. The operation of plant and equipment must not give rise to the transmission of vibration nuisance or damage to other premises. 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 *Assessing Vibration: A Technical Guide (DECC, 2009).* Any departures from this Mitigation Measure must be notified to the Post Approvals and Compliance Team.	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Construction	CMM15	Shoring & Adequacy of Adjoining Property	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 rail corridor), under the advice of a suitably qualified engineer the works must: Protect and support the building, structure or work from possible damage from the excavation, and Where necessary, underpin the building, structure or work to prevent any such damage.	During construction.
Flooding	FLMM1	Structural Design Certificate	Structures that are exposed to flood events up to the PMF are to be designed and constructed to withstand the effects of floodwater, debris, and buoyancy. A Structural Design Certificate is to be provided prior to any Crown Certification and prior to occupation.	During detailed design and prior to occupation.
Flooding	FLMM2	Services and materials	Flood resistant materials are to be applied to structures at or below FPL. Critical services including air conditioning units and electrical switchboards are to be situated above the FPL.	Prior to and during construction.
Flooding	FLMM3	Education	Educational signage is to be erected throughout the school displaying information on flood protocols and procedures.	Prior to operation.
Flooding	FLMM4	Flood evacuation drills	Flood evacuation drills are to take place twice a year to ensure staff and students are familiar with the sound of the flood alert and that all responsible parties are aware of their flood response actions.	During operation.
Flooding	FLMM5	Flood emergency kit	A flood emergency kit is to be prepared and regularly checked by the First Aid Officer to ensure that all supplies are in working condition.	During operation.
Bushfire	BFMM1	NSW Rural Fire Service approval	An application is to be prepared and submitted to the NSW Rural Fire Service (RFS) for approval under Section 100B of the Rural Fires Act 1997. This approval is to be obtained in writing prior to construction commencing on site.	Prior to construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Bushfire	BFMM2	Asset protection zone	The required Asset Protection Zone (APZ) of 38m, is to be established on site and maintained in perpetuity to the specifications detailed in the approved Bushfire Hazard Assessment, and in accordance with Appendix A4.1.1 of PBP 2019.	During all stages.
Bushfire	BFMM3	Bushfire – landscaping	Landscaping is to be designed and managed in accordance with Appendix 4 of PBP 2019.	During all stages.
Bushfire	BFMM4	Bushfire – fencing	Fencing is to comply with Section 7.6 of the PBP 2019. Fencing is to be made of either hardwood or non-combustible material. If the fence is within 6m of a building, it must be made of non-combustible material only.	During construction.
Bushfire	BFMM5	BAL-19 specifications	Prior to the issue of a Crown Construction Certificate, the construction plans are to demonstrate that the proposed activity will be constructed to BAL-19 based on the construction specifications detailed in Section 3 and Section 6 of AS 3959-2018, Section 7.5.2 of PBP 2019 and PBP Addendum 2022. If necessary, written confirmation by a suitably qualified bushfire professional is to accompany the Crown Construction Certificate.	Prior to relevant construction.
Bushfire	BFMM6	Property access	Property access is to comply with Table 6.8b of PBP 2019.	Prior to operation.
Bushfire	BFMM7	Water supply	Prior to the issue of the Crown Construction Certificate, written confirmation that the water supply for firefighting purposes is in accordance with Table 6.8c of PBP 2019 and PBP Addendum 2022 is to be obtained.	Prior to relevant construction.
Bushfire	BFMM8	Gas and electricity services	Provision of electricity and gas services is to comply with Table 8.6c of PBP 2019.	Prior to operation.
Soil & Water	SWMM1	Erosion and Sediment Control	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). The controls must be in place, inspected and managed until the works are complete and all exposed erodible materials are stable relevant to each	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			construction stage. Inspection records must be kept and provided to the Post Approval and Compliance Team on request.	
Soil & Water	SWMM2	Imported Fill Material	Imported fill must be compatible with the existing soil characteristics of the site and limited to the following: Virgin excavated natural material (VENM); and/or Excavated natural material (ENM) certified as such in accordance with Protection of the Environment Operations (Waste) Regulation 2014; and/or 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. Certificates from a suitably qualified person/contractor proving that the imported fill material complies with these requirements must be provided to the relevant department Project Lead prior to filling works.	During construction.
Soil & Water	SWMM3	Imported Mulch	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 relevant department Project Lead prior to importing the mulch.	During construction.
Soil & Water	SWMM4	Groundwater	Should any unexpected groundwater be encountered during construction works, works are to cease in the vicinity of the groundwater immediately. Where	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			groundwater needs to be removed, an approval may be required under the *Water Management Act 2000*.	
Soil & Water	SWMM5	Stormwater Management System	The operational stormwater management system must be designed by a suitably qualified civil engineer. The system must: Ensure that the system capacity has been designed in accordance with the relevant Australian Standards; and Ensure that the system has been designed in accordance with the *Australian Rainfall and Runoff (Engineers Australia, 20016)* and *Managing Urban Stormwater: Council Handbook (EPA, 1997) Guidelines*.	During detailed design.
Soil & Water	SWMM6	Acid Sulphate Soils	The management of potential and actual acid sulfate soils shall be conducted in accordance with *the Acid Sulfate Soil Guidelines (NSW Acid Sulphate Soils Management Advisory Committee, August 1998)*.	During construction.
Soil & Water	SWMM7	Water NSW approval	Treatment of groundwater is required prior to the off-site disposal into stormwater during the construction phase. Reference shall be made to the WaterNSW approval requirements. Council approval is required for disposal of treated groundwater into the stormwater system.	During construction.
Surface water and Groundwater	SWMM8	Groundwater management plan	A Groundwater Management Plan is required to address Water NSW “Minimum Requirements for Building Site Groundwater Investigations and Reporting” and to assess if the development requires a Water Supply Works (WSW) and/or a Water Access Licence (WAL).	Prior to and during construction.
Surface water and Groundwater	SWMM9	Stormwater design	The stormwater design is to include installation of 78x690mm PSorb Stormfilters, 130 x Ocean Protect Oceanguard Pit inserts and grassed swales to remove the quantity of gross pollutants, suspended solids, nitrogen and phosphorous to council water quality requirements or equivalent.	During construction.
Surface water and Groundwater	SWMM10	On site detention	The stormwater design is to include installation of OSD to reduce flows from the developed site to less than pre-development flows for the 1 year and 10 year ARI design storms.	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Surface water and Groundwater	SWMM11	Stormwater discharge	Construction of temporary channels to direct existing site upstream catchments to existing discharge locations on Dunoon Road is to be undertaken, where required, during construction. Stormwater design outlets are to be directed towards existing points of discharge on Dunoon Road.	During construction.
Geotechnical	GEOMM1	Geotechnical investigations	During detailed design, the recommendations as set out in Section 9 of the approved Further Geotechnical Investigation Report are to be implemented. Further investigations are to be carried out by a suitably experienced geotechnical consultant, prior to the issue of a Crown Construction Certificate.	During detailed design.
Geotechnical	GEOMM2	Geotechnical and structural compliance	To ensure the safe operation of the school, a suitably qualified geotechnical and/or structural engineer is to confirm, in writing, the construction of the school has complied with all recommendations that have arisen from further investigations and advice per GEOMM1.	Prior to operation.
Trees	TMM1	Tree Protection	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* and are to remain in place until the completion of all construction work in the vicinity of the protected trees.	During construction.
Trees	TMM2	Pruning works	Pruning works are to be undertaken by a suitably qualified and experienced arborist complying with the Australian Standard for the Pruning of Amenity Trees, AS4373-2007. Natural Target Pruning methods should be used wherever possible when removing sections from retained trees.	Prior to and during construction.
Trees	TMM3	TPZ fencing	TPZ fencing is to be installed as per the recommendations prescribed under the approved Arboricultural Impact Assessment.	Prior to and during construction.
Trees	TMM4	Stump and root material	Stump and root material from a tree elected for removal that is growing in close association with a tree nominated for retention is to be cut to ground level or by other	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			means deemed appropriate. Tree removals are to be undertaken by a suitably qualified and experienced arborist.	
Trees	TMM5	Trunk protection	Trees requiring trunk protection (#43) are to have padding of multiple layers of orange polypropylene woven mesh wrapped around the trunk to 2 m minimum. This is to be held in place with untreated hardwood timber battens as per the recommendations prescribed under the Arboricultural Impact Assessment.	During construction.
Trees	TMM6	Structural root protection	Rumble boards or steel plates are to be used to between the stages of demolition and construction of the roundabout. Where any structural roots (those with a diameter greater than 20 mm) are encountered by excavation, these are to be pruned with clean, sharp pruning tools by a suitably qualified arborist. If temporary access into any TPZ is required for machinery during construction, then ground protection measures are required. Measures may include permeable membranes such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards.	During construction.
Trees	TMM7	Tree assessment	Immediately after the completion of construction work and 18 months after, the consulting arborist is to carry out an assessment of all trees retained and/or affected by the works (within reasonable proximity to the school buildings and infrastructure within the broader site), documenting their condition and any on-going remedial care required.	Prior to and during operation.
Biodiversity	BARMM1	Vegetation clearing	The limit of vegetation clearing is to be clearly delineated on site prior to works commencing.	Prior to construction.
Biodiversity	BARMM2	Pre-clearing surveys	Pre-clearing surveys are to be undertaken if any hollow-bearing trees are to be removed each morning by an ecologist or spotter-catcher.	Prior to construction
Biodiversity	BARMM3	Koala protection	Should Koalas be found on site during the clearing of native vegetation and/ or earthworks, works must:	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			be temporarily suspended within a range of 50 m from any tree which is occupied by a Koala; be avoided in any area between the Koala and the nearest areas of habitat to allow the animal to move to adjacent undisturbed areas; must not resume until the koala has moved from the tree of its own volition.	
Biodiversity	BARMM4	Biodiversity protection	Measures are to be implemented during construction works so that machinery and plant do not introduce weed seed, propagules, pathogens such as myrtle rust or phytophthora to the site (e.g. by adoption and implementation of the 'Arrive Clean, Leave Clean' guidelines (DoE 2015).	During construction.
Traffic, access, and parking	TRMM1	Road safety audit	A road safety audit shall be undertaken for the proposed Dunoon Road intersection and issued to the DoE transport team.	Prior to construction.
Traffic, access, and parking	TRMM2	Car parking layout	The project contractor is required to verify that the car park layout is compliant with AS 2890.	Prior to construction.
Traffic, access, and parking	TRMM3	Construction Traffic Management Plan	A Construction Traffic Management Plan is to be prepared during detailed design.	Prior to construction.
Traffic, access, and parking	TRMM4	Owners consent	Owners consent is to be obtained from Lismore City Council and TfNSW prior to the undertaking of any works within the road reserve.	Prior to construction of the relevant elements.
Traffic, access, and parking	TRMM5	School speed zone	A request is to be submitted to TfNSW to implement a 40km/h school zone.	Prior to operation.
Traffic, access, and parking	TRMM6	Bus services	The department is to work with TfNSW and local bus operators to review existing bus services to establish school bus routing and timetables as part of the transition to the new campus.	Prior to operation.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Traffic, access, and parking	TRMM7	Travel access guide	Prior to the operation of the school, the Travel Access Guide is to be updated. The TAG is to encourage parent pick-up and drop-offs at the kiss and ride drop off zone, to encourage the provision of active and public transport to and from the school and will be required to reflect final bus service details and access arrangements once construction is complete. The TAG is to be provided to all parents/ guardians of the school upon enrolment.	Prior to operation.
Traffic, access, and parking	TRMM8	Ongoing monitoring	During school operations, ongoing monitoring of traffic conditions and safety issues in the local area are to be undertaken to support the continuing management of traffic conditions.	During operation.
Noise and vibration	NVMM1	School operation management plan	Noise mitigation measures should be implemented to manage noise emissions from outdoor playgrounds. These measures should be included as part of the School's Operation Management Plan (OMP). These measures are discussed in Section 5.4 of the approved Noise and Vibration Assessment Report. Outdoor playgrounds should not be used before 7:00am. This measure should also be included as part of the OMP.	During operation.
Noise and vibration	NVMM2	Public announcement system	The PA system is to ensure internal noise levels do not exceed 85 dB LAeq (15 minutes). Additionally, refer to Section 5.5 of the approved Noise and Vibration Assessment Report for preliminary architectural treatments for hall doors and building envelope treatments. Hall doors should be maintained closed for school events, especially if these events are conducted during the evening and night-time periods. The outdoor PA system should be designed so that noise emissions do not exceed the intrusiveness criteria at nearest impacted residences. Also, refer to Section 5.6 for conceptual treatments to be considered during detailed design. Outdoor PA system should only operate between 9:00am and 3:00pm	During operation.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Noise and vibration	NVMM3	Waste collection	Waste collection should only be conducted between 7:00 am and 10:00 pm	During operation.
Noise and vibration	NVMM4	Outdoor noise	Students and carers should be located indoors between 6:30 am and 7:00 am	During operation.
Noise and vibration	NVMM5	CNVMP	A construction noise and vibration management plan (CNVMP) is required to consider the measures outlined in Section 6 of the approved Noise and Vibration Assessment Report to address the acoustic impact from such construction activities.	Prior to construction.
Visual & Amenity	VAMM1	External Materials	The selection of external colours, materials or finishes of the building(s) should aim to minimise impacts on visual amenity and ensure there is no increase in impacts identified the visual amenity assessment in the REF. Non-reflective surfaces shall be avoided. For enquiries on requirements please contact the department Design and Infrastructure Standards Team on DesignAndInfrastructureStandards@det.nsw.edu.au.	During detailed design.
Visual & Amenity	VAMM2	Approved vegetation	Implementation of vegetation shall be in accordance with the approved landscaping plans at Appendix 5. Early works planting for vegetation should be implemented to ensure that trees are established in the early stages of development.	During construction and operation.
Visual & Amenity	VAMM3	Light spill control	Light spill control methods are to be in accordance with the recommendations set out in the VIA at Appendix 5 and shall comply with the National Light Pollution Guidelines for Wildlife 2020, AS/NZS 4282:2023 ‘Control of the obtrusive lighting effects of outdoor lighting’, and Crime Prevention Through Environmental Design (CPTED) Principles.	During construction and operation.
Land Contamination	LCMM1	Asbestos Handling	Where asbestos or asbestos-containing material is to be disturbed or uncovered, compliance with SafeWork NSW 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	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			requirements of SafeWork NSW and the material transported and disposed of in accordance with NSW Environment Protection Authority requirements and the *Protection of the Environment Operations (Waste) Regulation 2014* with particular reference to Part 7 'Transportation and Management of Asbestos Waste'.	
Land Contamination	LCMM2	Unexpected Site Contamination	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 department 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 department Project Lead 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 department Project Lead and department'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 *State Environmental Planning Policy (Resilience and Hazards) 2021*.	During construction.
Hazardous Building Materials	HBMM1	ACM and ACD	All identified ACM and ACD shall be removed prior to the demolition in accordance with the *SafeWork NSW Code of Practice – How to safely remove Asbestos (2022).*	Prior to demolition.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			Detailed methodology for the safe removal of ACM and ACD shall be included in a Demolition Management Plan (or similar) for the Site.	
Hazardous Building Materials	HBMM2	Friable ACM	Friable ACM shall be removed by a Class A (Friable) licenced asbestos contractor.	Prior to demolition.
Hazardous Building Materials	HBMM3	Bonded ACM	Bonded ACM shall be removed by either a Class A (Friable) or Class B (bonded) licenced asbestos contractor.	Prior to demolition.
Hazardous Building Materials	HBMM4	Removal of lead-based paint	Lead based paints may be disposed of attached to the substrates as long as they are in good condition. If chalking or delaminating, the paint residues will be removed from the substrates in accordance with *AS/NZS 4361.2:2017; Guide to Hazardous Paint Management. Part 2: Lead and other Hazardous Metallic Pigments in Industrial Applications.* The waste generated will be disposed of as a lead containing material in accordance with NSW EPA requirements. Detailed methodology for the safe removal of lead-based paint should be included in a Demolition Management Plan (or similar) for the Site.	Prior to demolition.
Hazardous Building Materials	HBMM5	SMF removal	SMF likely to be disturbed shall be removed. Management of SMF will be in accordance with the *National Occupational Health and Safety Commission (1990) Synthetic Mineral Fibres; National Standard for Synthetic Mineral Fibres*; and the *National Code of Practice for the Safe Use of Synthetic Mineral Fibres.* Detailed methodology for the safe removal of SMF should be included in a Demolition Management Plan (or similar) for the Site.	Prior to demolition.
Hazardous Building Materials	HBMM6	Electrical inspection	Electrical transformers and light fittings throughout the building shall be inspected by an electrician. If capacitors are identified as potentially containing PCBs, they are to be removed and disposed in accordance with *ANZECC (1997) Identification of PCB-containing Capacitors: An*	Prior to demolition.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			Information Booklet for Electricians and Electrical Contractors. Detailed methodology for the safe removal of SMF should be included in a Demolition Management Plan (or similar) for the Site.	
Hazardous Building Materials	HBMM7	Further inspection	Inaccessible areas and any assets where it is unclear if assessments have been conducted will be assumed to contain HBM until further inspected. Destructive pre-demolition HBM assessment is proposed and shall be a requirement in a Demolition Management Plan (or similar) for the Site	Prior to demolition.
Hazardous Building Materials	HBMM8	HBM register	Maintenance of the HBM Register(s) is to be undertaken so that they remain current and the department and its tenants/workers/ contractors can rely upon it as an accurate representation of HBM present at the relevant assets. To continually improve the completeness and accuracy of the HBM register, the following is proposed: Action and document the management recommendations made within the registers, particularly where an elevated risk is present with a corresponding recommended timeframe of 12 months or less. Add entries related to precautionary testing, if conducted. Undertake re-inspections to determine the presence of HBM in spaces or assets that were not accessible or may not be listed on the HBM register. Record removal and maintenance of instances of HBM. Record the demolition of assets (buildings/structures) containing HBM. Undertake a re-inspection once every two years (or as otherwise required) to maintain the register and review the level of risk assigned to the particular instance of HBM. Distribute or otherwise make available all HBM re-inspections, registers or other relevant information to all employees, visitors, contractors and maintenance people	Prior to and during demolition.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			or companies with potential to disturb or work with known or presumed HBM.	
Hazardous Building Materials	HBMM9	Hazardous materials	Any material suspected of being a hazard to health that is encountered (but are not listed in existing HBM documentation) shall be treated as suspected HBM and the material will be sampled and analysed for the suspected hazard (if applicable). Any associated works with potential to disturb the material will cease and the area made safe. If the suspect material has already been disturbed, then the overarching provisions of a Hazardous Materials Management Plan or similar, will be followed, including advice sought from a suitably qualified and experienced professional. If in doubt or unsure of any issue involving known, presumed or suspect HBM, then works will cease and advice sought from a suitably qualified and experienced professional. Detailed methodology and procedures for the identification of suspect materials, including further advice and precautionary sampling, should be included as part of a Demolition Management Plan (or similar) for the Site.	Prior to and during demolition.
Hazardous Building Materials	HBMM10	Removal of hazardous materials	Prior to demolition or similar activities, all hazardous materials likely to be disturbed by those works shall be removed prior to the commencement of demolition works. Planning of demolition works will include consideration of: Requirements of an overarching Hazardous Materials Management Plan, Demolition Management Plan or similar. Recognition that any identified HBM is the minimum amount of material present. Subsequent recognition that the scope and limitations of prior HBM's may result in additional unidentified HBM being present. This may require works to:	Prior to demolition.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			Address known information gaps, such as assessing any previously inaccessible areas and assuming that HBM may be present in other areas not accessed by previous HBM assessments. Project team undertaking a HBM risk analysis and incorporating suitable provisions into contract/specification. Consider directing the works Contractor to undertake their own independent HBM of the work area (may use existing information) which adds an additional layer of assurance as well as minimising potential Contractor time and cost variations as works progress. Undertake an intrusive pre-demolition HBM assessment prior to any proposed demolition of the assets to verify the presence/ absence of Hazmat and verify expected quantities.	
Utilities & Infrastructure	UIMM1	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.	During construction.
Utilities & Infrastructure	UIMM2	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.	During construction.
Utilities & Infrastructure	UIMM3	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.	During construction.
Utilities & Infrastructure	UIMM4	Essential energy approval	The Accredited Service Provider shall obtain separate approval (in the form of a REF) for the electrical	Prior to construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			infrastructure works to be determined by Essential Energy under Part 3 of the EP&A Act. The REF is to address risk and mitigation measures under the Essential Energy Process.	
Utilities & Infrastructure	UIMM5	Utility connections	Prior to issue of the Crown Construction Certificate, the contractor shall coordinate the necessary actions for new utility connections under Section 68 of the Local Government Act 1993 for water supply and sewerage. The contractor shall be responsible for management and application for obtaining approval to Lismore City Council for both sewer and water connections.	Prior to construction of the relevant elements.
Heritage	HMM1	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 department's 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 department Heritage Team. Should Aboriginal objects be identified, these are to be registered in the Aboriginal Heritage Information Management System (AHIMS). An Aboriginal Heritage Impact Permit (AHIP) would also need to be obtained to impact the site.	During construction.
Heritage	HMM2	Human Remains	An Unexpected Finds Protocol should be prepared by a qualified archaeologist and remain in place for the duration of site redevelopment to mitigate and manage exposure of undocumented relics that may occur on the study site. 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	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			department Heritage Team is to be notified and a specialist archaeologist engaged to assess the find. If human skeletal material less than 100 years old is discovered, the NSW Police are to be contacted in accordance with the *Coroners Act 2009*. Aboriginal burials (older than 100 years) are protected under the *National Parks and Wildlife Act 1974* and should not be disturbed. Should the skeletal material prove to be archaeological Aboriginal remains, Heritage NSW and the Local Aboriginal Land Council must be notified. Notification should also be made to the Commonwealth Minister for the Environment, under the provisions of the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*.	
Heritage	HMM3	Heritage Interpretation Strategy	Preparation of a Heritage Interpretation Strategy will be prepared for the site. This document will identify the relevant historic themes and opportunities to interpret the European history of the subject site, the Murray family ownership between 1874 and 2024, and its connection to Richmond River High Campus at Lake Street. This shall be prepared in accordance with Heritage NSW guidelines and prepared by a suitably qualified heritage consultant. Opportunities for interpretive artwork are to be incorporated into the detailed design of the lift shafts and at the base of the stairs for each building, where possible.	Prior to construction of the relevant elements.
Heritage	HMM4	Unexpected finds protocol	The head contractor and/ or site foreman is responsible for ensuring the Unexpected Finds Protocol is adhered to during all excavation works on site.	During construction.
Aboriginal Heritage	ABMM1	Aboriginal Heritage Impact Permit	Under Section 90 of the *National Parks and Wildlife Act 1974* an application for an Aboriginal Heritage Impact Permit is required for the impact of harm to the identified Aboriginal objects across the entire project area. The AHIP shall also provide approval for management of lithics recovered during the archaeological test program, community collection and any unexpected finds.	Prior to construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Aboriginal Heritage	ABMM2	Community collection	Community collection by the WWGAC of Aboriginal site 'RRHC IF 6 (AHIMS ID 04-4-0353)' shall be undertaken prior to the commencement of construction on site. Community Collection of surface Aboriginal artefacts shall follow the methodology set out in Section 6.3.2 of the ACHAR.	Prior to construction.
Aboriginal Heritage	ABMM3	Excavations	Subsurface excavations in the vicinity of the Aboriginal sites identified in the ACHAR shall be monitored by representatives of WWGAC. WWGAC representatives shall be consulted regarding the opportunity to monitor works during construction.	During construction.
Aboriginal Heritage	ABMM4	Aboriginal cultural heritage induction	An Aboriginal cultural heritage induction shall be developed in collaboration with WWGAC. This is to be provided to all employees, contractors and subcontractors, consistent with any AHIP conditions. The induction shall ensure all workers are aware of the Aboriginal cultural heritage values associated with the study area, and the mitigation measures in place to mitigate harm to these values.	During demolition and construction.
Aboriginal Heritage	ABMM5	WWGAC consultation	The department shall consult with WWGAC regarding the best approach to managing the Aboriginal objects that have been/will be recovered. Management of recovered objects may be done from the following options: Reburial within the study area with the location registered as a new AHIMS site. This is a long-term management option and would be required to be conducted in accordance with Requirement 23c of the Code of Practice. Negotiation with WWGAC for the management and care of the assemblage that would allow the assemblage to be accessed in the future by the Aboriginal community and/or archaeologists for teaching and research purposes. Incorporate finds into a display in the new school for educational purposes.	All relevant stages.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			A combination of these options which may involved reburial within the study area while reserving a teaching assemblage in a keeping place for future generations.	
Waste	WMM1	Waste generation	Waste generated shall be managed in accordance with the waste management hierarchy. Waste avoidance, minimisation, and recycling shall be prioritised above disposal.	During demolition, construction, and operation.
Waste	WMM2	Waste storage	Waste storage, processing, and reuse shall comply with the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Waste) Regulation 2014*.	During demolition, construction, and operation.
Waste	WMM3	Waste exportation	Waste shall be exported to a site licensed by the NSW Environment Protection Authority for the storage, treatment, processing, reprocessing or disposal of the subject waste, or to any other place that can lawfully accept such waste.	During demolition, construction, and operation.
Waste	WMM4	Waste removal	All waste that is removed from site shall be classified in accordance with the EPA's Waste Classification Guidelines (NSW EPA, 2014), with appropriate records and disposal dockets retained for audit purposes.	During demolition, construction, and operation.
Waste	WMM5	Waste Management Plan	Prior to commencing demolition, an updated Waste Management Plan shall be prepared. This plan is to detail: • The anticipated quantity and type of the waste to be generated and their intended fate; • Details of how waste will be segregated, handled, stored, managed and then collected and transported for treatment and/or disposal; • Any testing or monitoring procedures; • How materials segregation will be achieved, particularly the segregation of hazardous demolition waste, resource recovery materials and waste generated from the construction and demolition staff;	Prior to demolition.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			• The capability of the waste management facilities in Councils LGAs to accept the volumes of waste; • Waste tracking and reporting requirements.	
Operational Management	OPMM1	Operation Waste Management Plan	Prior to the commencement of operations, any operational waste management measures shall be detailed 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 relevant department Project Lead for implementation during operations.	Prior to the commencement of Operations
Operational Management	OPMM2	Operation Stormwater Management Plan	Prior to the commencement of operations, a Stormwater Operation and Maintenance Plan is to be prepared and include the following: • Maintenance schedule of all stormwater quality treatment devices; • Record and reporting details; and • Work Health and Safety requirements. A copy of the Stormwater Operation and Maintenance Plan is also to be provided to the relevant department Project Lead for implementation.	Prior to the commencement of Operations
Operational Management	OPMM3	Operation Plant and Machinery Plan	All operational plant and equipment must be maintained and operated in proper and efficient manner and in accordance with the user manual.	During Operations
Operational Management	OPMM4	Operation Plant and Machinery	Prior to the commencement of operations, it must be demonstrated by a suitably qualified acoustic engineer that noise associated with the operation of mechanical plant or machinery installed does not exceed the relevant project noise trigger levels.	Prior to the commencement of Operations
Operational Management	OPMM5	Landscaping	Landscaping at the site associated with the works must be maintained. This includes the undertaking of: • Mulching • Concrete/paving maintenance and replacement	During Operations

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			• Outdoor furniture maintenance and replacement • Turf replacement • Planting and tree replacement • Planting and tree maintenance (trimming) • Watering • Irrigation maintenance • Mowing • Spraying and pest treatment	
Operational Transport	OPTMM1	School Transport Plan	Prior to the commencement of operations, a School Transport Plan must be prepared to the satisfaction of the department 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 department Transport Planning Team. A copy of the School Transport Plan is to be provided to the relevant department Project Lead for implementation during operations.	Prior to the commencement of Operations.
Operational Flooding	OPFMM1	Operational Flood Emergency Response Management Plan	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: Prioritise evacuation and avoid shelter-in-place by closing the school before the school day if flood events are forecasted and SES advises. School administration must undertake annual evacuation preparations and an evacuation drill prior to the commencement of the wet season (typically November to April); School administration to undertake responsibilities as set out in the FERP; and Ensure that the Flood Warning Notice is maintained and permanently visible.	Prior to the commencement of Operations.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
Social impact	SOMM1	WWGAC engagement	The department is to maintain engagement with Widjabul Wia-bal Gurrumbil Aboriginal Corporation and Registered Aboriginal Parties (RAP).	All relevant stages.
Social impact	SOMM2	Public art	The department is to consider using a local First Nations artist for any public art and integrated landscape projects.	Prior to and during construction.
Social impact	SOMM3	School travel plan	The department is to continue to consult and collaborate with TfNSW and Council to work towards enhancements to public transport and active transport infrastructure in the area for the benefit of the school community group and the broader area as it goes through transition.	Prior to and during operation.
Sustainability	SCMM1	Green Star Building Certification	Green Star Building certification must be obtained demonstrating that the activity achieves a minimum 4-star rating. Evidence of the certification must be provided to the department Sustainability Team. For enquiries on requirements please contact the department Sustainability Team on Sustainability.ESD@det.nsw.edu.au.	Within 12 months of commencement of Operations.
Sustainability	SCMM2	Climate related design	The building design is to continue to incorporate a Finished Floor Level (FFL) above the Probable Maximum Flood level, during detailed design. Additional climate-related challenges, such as high temperatures, drought, and storms, are to be addressed during the detailed design phase.	During detailed design.
Sustainability	SCMM3	PV panels	Onsite solar photovoltaic (PV) arrays shall be installed on roof surfaces, to assist in the reduction of the building's energy consumption 10% compared to a National Construction Code (NCC) 2022 compliant reference building.	During construction.
Sustainability	SCMM3	Energy storage	Provisions are to be made for the future integration of battery systems, enabling energy storage and enhancing operational resilience.	During construction.
Sustainability	SCMM4	Waste diversion	The contractor is responsible to ensure that a minimum of 80% of construction and demolition waste (excluding	During construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			hazardous and contaminated materials) are to be diverted from landfill.	
Sustainability	SCMM5	Light pollution	Measures shall be taken to minimise the negative impacts of light pollution on the surrounding natural environment.	During construction and operation.
Sustainability	SCMM6	Urban heat island effect	To combat the urban heat island effect, vegetation and roofing materials with a high solar reflective index shall be used onsite.	During construction.
Sustainability	SCMM7	Waste wastage	Low flow-rate fixtures are to be installed throughout the building to minimise unnecessary water wastage, particularly for sanitary purposes. Rainwater tank shall be installed and used for irrigation purposes.	During construction.
Sustainability	SCMM8	Environmental strategies	Indoor environmental quality strategies will be implemented to enhance occupant comfort and wellbeing, addressing visual, thermal, and acoustic comfort, as well as indoor air quality.	During operation.
Sustainability	SCMM9	Material selection	Materials will be carefully selected with a focus on reuse, recycling, reduced embodied energy, and transparency.	During construction.
Sustainability	SCMM10	Operation and maintenance information	The design and construction team shall be required to prepare and deliver operations and maintenance information to the facilities management team at the time of handover.	Prior to operation.
Sustainability	SCMM11	NCC and BCA compliance	All building work is to be designed and undertaken in accordance with the National Construction Code Series, Building Code of Australia, Volume 1 and 2, as relevant.	Prior to construction.
Access	ACMM1	DDA compliance	All building work is to be designed and undertaken in accordance with the Building Code of Australia 2022 Volume 1, the Disability (Access to Premises - Buildings) Amendment Standards 2010 and 2020 (Premises Standards), relevant Australian Standards (AS), and the intent of the Disability Discrimination Act 1992 (DDA).	Prior to construction.
Aviation	OLSMM1	Obstacle limitation surface	If cranes or other construction measures or machinery are required to be used during construction which involve intrusion into the prescribed airspace for Lismore Airport,	Prior to construction.

Aspect	MM ID	MM Name	Mitigation Measure	Timing
			the appropriate controlled activity approval is to be obtained through the relevant approval (aviation) authority prior to works commencing on site.	

2. Dictionary

Table 2 Dictionary

Term	Definition
Aboriginal object	Has the same meaning as the definition of the term in Section 5 (Definitions) of the *National Parks and Wildlife Act 1974.*
Aboriginal place	Has the same meaning as the definition of the term in Section 5 (Definitions) of the *National Parks and Wildlife Act 1974.*
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	Remediation work needing consent that is: designated development, or carried out or to be carried out on land declared to be a critical habitat, or likely to have a significant effect on a critical habitat or a threatened species, population or ecological community, or development for which another State environmental planning policy or a regional environmental plan requires development consent, or 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: coastal protection, conservation or heritage conservation, habitat area, habitat protection area, habitat or wildlife corridor, environment protection, escarpment, escarpment protection or escarpment preservation, or escarpment preservation, floodway, littoral rainforest, nature reserve, scenic area or scenic protection, wetland, or 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).
Category 2 Remediation	Remediation work not needing consent that is: a remediation work that is not a work of a kind described as Category 1 remediation, or

Term	Definition
	a remediation work (whether or not it is a work of a kind described as Category 1 remediation that: 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. 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 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 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 *Environmental Planning and Assessment Act 1979.*
Construction	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: 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.
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**

Term	Definition
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.