

Where is myrtle rust found?

Myrtle rust was first detected in Australia in 2010 on the New South Wales central coast. It is now established along the east coast of Australia from southern New South Wales to far north Queensland, mostly east of the Great Escarpment. It is also present in Victoria, mainly at production nurseries and wholesale outlets in and around metropolitan Melbourne. The first detection of myrtle rust in Tasmania was in February 2015 at a property near Burnie on the north-west coast. At the time of writing, myrtle rust has not been detected in the Australian Capital Territory, the Northern Territory, South Australia, Western Australia or on Lord Howe Island or Christmas Island, but moister regions and vegetation types in all these jurisdictions are at risk of myrtle rust establishment. Domestic import restrictions apply for non-infested jurisdictions.

How does myrtle rust spread?

Myrtle rust spores can spread easily via contaminated clothing, hats, footwear, equipment or vehicles. It can also be spread by infected plant material, insects and other animals, or the wind. Even your skin and hair, as well as watches, wallets and other pocket items can carry myrtle rust spores. It is impossible to eradicate myrtle rust from infested bushland, so limiting further spread is critical.

To help to prevent the spread of myrtle rust:

- arrive clean, leave clean:
 - Wash all clothing, hats and gloves between site visits—using warm or hot machine wash with detergent.
 - Ensure all clothing, hats, footwear, tools, equipment, machinery and vehicles are free of mud, soil and organic matter before entering and exiting bushland.
 - Use a solution of 70% ethanol or methylated spirits in 30% water to disinfect items that may be contaminated (including hats, footwear, tools, equipment, machinery, vehicles, walking sticks, tent pegs, phones, glasses, watches, wallets and other personal items).

- ensure any soil, plants or other materials entering the site are certified free of weeds and pathogens. You can do this by purchasing from Nursery Industry Accreditation Scheme Australia (NIASA) accredited businesses, and by ensuring that materials conform to Australian Standards—for example, *AS3743–2003 Potting mixes* or *AS4454–2012 Composts, soil conditioners and mulches*.
- monitor plants carefully as nurseries and plant maintenance facilities may provide ideal conditions for myrtle rust (see Australian Nursery Industry myrtle rust management plan 2012 in **References and resources** below).



Photo: Myrtle rust spores on clothing after chance contact with an infected shrub (R.O. Makinson)

Weeds

What is a weed?

A weed is any plant that has a negative impact on our economy, environment, health and surroundings. Weeds are generally species which are not native to Australia. However, some native species growing outside of their native range can also become invasive. Many weeds are species which have escaped cultivation and become naturalised—that is, they have begun reproducing without human assistance.

What do weeds threaten?

Many weed species are able to invade natural areas and cause disturbance to bushland ecosystems. They can alter plant and animal community composition, cause changes to nutrient cycles, change natural fire regimes, outcompete native species for resources, impact threatened species and threaten biodiversity.

Where are weeds found?

The diversity of weed species recorded in Australia means that most terrestrial and aquatic ecosystems are vulnerable to weed invasion. Weeds have characteristics that help them grow well in many environments—from our towns and cities through to our coasts, deserts and alpine areas.

How do weeds spread?

Weeds typically spread easily by producing large numbers of seeds or reproducing vegetatively. They are often excellent at surviving and reproducing in disturbed environments and are commonly the first species to colonise and dominate in these conditions. Seeds and other plant material can spread into natural and disturbed environments via wind, animals, waterways and people (including contaminated clothing, hats, footwear, tools, equipment, machinery and vehicles).

To help to prevent the spread of weeds:

- arrive clean, leave clean: ensure all clothing, hats, footwear, tools, equipment, machinery and vehicles are free of weed seeds, mud, soil and organic matter before entering and exiting bushland.
- ensure any soil, plants or other materials entering the site are certified free of weeds and pathogens. You can do this by purchasing from Nursery Industry Accreditation Scheme Australia (NIASA) accredited businesses, and by ensuring that materials conform to Australian Standards—for example, *AS3743–2003 Potting mixes* or *AS4454–2012 Composts, soil conditioners and mulches*.
- if revegetating, select indigenous plants that occur naturally in your local area. Undertake weed control work well in advance to minimise the weed seed bank before you start planting. At the very least, slash the flower heads of weed species before they go to seed.

Before beginning a project

Undertake a risk assessment:

- Identify any planned activities with the potential to spread pathogens and weeds. This includes movement of people, equipment, vehicles and materials to/from/through infected or potentially infected areas.
- Determine the project site's pathogen and weed risks through liaison with land managers (for example government agencies, traditional owners, Indigenous Protected Area managers etc.).
- Consult sources of advice and expertise for contingent risks (for example state/territory departments of primary industry, pathology/weed identification services at botanic gardens).

Develop a hygiene management plan:

- Use your risk assessment to determine which hygiene procedures are necessary to prevent the spread of pathogens and weeds, and how and where to apply them.
- Ensure all materials taken onto the site—such as seedlings, mulch, soil, gravel, rock and sand—are certified free of weeds and pathogens. You can do this by purchasing from Nursery Industry Accreditation Scheme Australia (NIASA) accredited businesses, and ensuring materials conform to Australian Standards—for example, *AS3743–2003 Potting mixes* or *AS4454–2012 Composts, soil conditioners and mulches*.
- Create a checklist of hygiene procedures for project managers and participants to use.

Consider the following during project planning:

- Limit the number of sites you visit to one per day. If this is not possible, visit clean sites before infested sites.

- Provide training or briefing to all participants on the risks of spreading pathogens and weeds and risk mitigation strategies. If available, provide maps to participants with the location of infested and clean areas and wash-down points.
- Ensure that rigorous inspections and quality checks are built into the management of the entire supply chain for materials and plant material when carrying out revegetation or translocation activities where pathogens are a potential concern (see Australian Nursery Industry myrtle rust management plan 2012 in **References and resources** below). This is particularly important when working in areas where threatened species and threatened ecological communities are found.
- Where there is the risk of *Phytophthora* dieback (a plant disease caused by the pathogen *Phytophthora cinnamomi*), schedule activities for the dry season as it spreads more easily in wet and muddy conditions. If necessary, postpone activities and reschedule for a day when the soil is dry and doesn't stick to footwear, equipment and tools.
- If working in a weedy area, try to schedule activities for when the weed species are not in seed.
- Avoid taking vehicles into bushland. If a vehicle is necessary, ensure it is clean and dry on entry and exit, and restrict movement to hard, dry surfaces, formed roads and designated parking areas—avoid driving through puddles and mud. Where myrtle rust is a risk, avoid parking near myrtaceous plants—for example bottle brushes, tea trees, lilly pillies and eucalypts—and thoroughly clean vehicles inside and out between site visits.
- Avoid polystyrene boxes and tools with wooden or cracked handles. Use equipment that can be cleaned easily and thoroughly.
- Minimise the number of personal items you carry. Where myrtle rust is a risk, clean all items—such as GPS devices, glasses, phones, watches, wallets and other items kept in your pockets—with alcohol wipes before entering and leaving sites.

One site per day

Before entering or leaving a site

- Be aware of what plants look like when infected with myrtle rust and *Phytophthora* dieback (see images above).
- Remove all weed seeds, mud, soil and organic matter from clothing, footwear, tools, equipment, machinery, vehicles, boxes, backpacks, walking sticks, tent pegs and anything else that touches plants or the ground. Stay as clean as possible while in the bush.
- If you are entering clean bushland or have come from an area that is infested with *Phytophthora* spp. or myrtle rust, ensure everything with you is cleaned and disinfected with a solution of 70% ethanol or methylated spirits in 30% water. This includes footwear, tools, equipment, machinery, vehicles, backpacks, walking sticks, tent pegs and personal items.

Disinfecting clothing, footwear, equipment and other personal items

- i. Carry a hard brush and a spray bottle of disinfectant—made up of a solution of 70% ethanol or methylated spirits in 30% water. If you are able to carry more, assemble a simple hygiene kit—see Appendix A.
- ii. Set up a wash-down area for participants to wash and dry their face and hands and clean their footwear before entering and exiting the site.
- iii. To clean footwear, first use a hard brush or stick to remove as much mud, soil and organic matter as possible before disinfecting with a solution of 70% ethanol or methylated spirits in 30% water—applied through a spray bottle or a footbath.

- iv. Seal all personal rubbish in a bag and spray the outside of the bag with a solution of 70% ethanol or methylated spirits in 30% water before responsible disposal offsite.
- v. Collect all removed mud, soil and organic matter in a bag or bucket, and keep it out of clean bushland.

Disinfecting vehicles and machinery

- i. Use a wash-down facility for vehicles and machinery if available, or wash-down on a hard, well-drained surface, for example a road, and on ramps if possible. See **References and resources** below for links to online wash-down guidelines.
- ii. Pay particular attention to cleaning mud flaps and tyres.
- iii. Dispose of wash-down water so that it drains back into a low area of the infested zone away from waterways. If this is not possible, empty it into a waste container for responsible disposal offsite.
- iv. Don't allow wash-down water to drain into clean bushland.
- v. Don't drive through wash-down water.



Photo: Wash-down point (Department of Parks and Wildlife WA)



Photo: Truck undercarriage wash-down (South Coast Natural Resource Management, WA)

Additional considerations where myrtle rust is present

- Disposable overalls and caps may be worn over clothing upon entering a site, and removed when leaving the site. However, in high-risk cases, also shower and change into clean clothes (including hats, gloves and footwear).
- Wash all clothing, hats and gloves between site visits using warm or hot machine wash with detergent.
- Do **NOT** remove any plant material from sites infested with myrtle rust. Dispose of plant waste by burial on site. If this is not possible, seal the waste in a plastic bag, seal the bag in a second bag and spray the outside of the bag with a solution of 70% ethanol or methylated spirits in 30% water before responsible disposal offsite.

Revegetation

Where weeds and other disturbances are controlled, natural regeneration can assist the bushland to revegetate over time. Where revegetation activities are necessary, the following steps will help stop the spread of invasive species:

- Arrive clean, leave clean—ensure all clothing, hats, footwear, tools, equipment, machinery and vehicles are free of weed seeds, mud, soil and organic matter before entering and exiting bushland.

- Liaise with land managers and relevant plant specialist stakeholders (for example Australian Network for Plant Conservation, Greening Australia, Landcare groups, botanic gardens, seed banks etc.) to collaborate on the revegetation strategy.
- Select indigenous plants that occur naturally in your local area wherever possible.
- Avoid species with the potential to become weeds of the environment or agriculture.
- If the site is infested with *Phytophthora* spp. or myrtle rust, select species resistant to the disease, or seed from more tolerant individuals of susceptible plant species.
- Consult the Australian Network for Plant Conservation translocation guidelines 2004 (see **References and resources** below). These focus on threatened species but many of the techniques and considerations also apply to non-threatened species.
- Consider a combination of revegetation techniques such as seed production areas, direct sowing and enhancement of natural sites to assist natural regeneration. Many of these will be lower risk than the use of seedlings.
- If using seedlings, purchase them from a supplier that can guarantee high standards of hygiene—such as NIASA-accredited businesses. For added certainty, ensure the supplier allows testing of a random sample of seedlings and soil for *Phytophthora* spp. 3–6 weeks before acceptance of the seedlings. If the pathogen is present, the batch must be rejected.
- Check plants on receipt and at intervals during any holding period. Seek specialist advice if any suspect symptoms appear (for example coloured pustules, leaf necrosis).
- If propagating, maintain high standards of hygiene—see the section on propagation below.
- Plant when the soil is moist but not wet.
- Use mains or disinfected water to irrigate plants.
- If you are aware of a plant pathogen infestation, begin revegetation in the clean part of the bushland before moving to the infested area. Ensure all clothing, hats, footwear, tools, equipment, machinery and vehicles are clean before leaving the infested area.

Weed management

When conducting weed management activities, the following steps will help stop the spread of invasive species:

- Arrive clean, leave clean—ensure all clothing, hats, footwear, tools, equipment, machinery and vehicles are free of weed seeds, mud, soil and organic matter before entering and exiting bushland.
- Schedule weeding for dry soil conditions where possible.
- Use techniques that minimise soil disturbance. For example, mow or slash or use an appropriate herbicide in preference to digging or grading.
- Ensure transport and disposal of plant material does not introduce weeds to new areas. In sites free of myrtle rust, place weeds into a bag or container immediately for removal. Always cover trailers when transporting plant material to prevent anything from falling off. Some weeds can reproduce vegetatively—from leaves, bulbs or other plant material—while others use seeds, and some may require heat or cold treatment before composting, mulching or disposal.
- If a site is infested with myrtle rust, do **NOT** remove any plant material. Dispose of plant waste by burial on site. If this is not possible, seal the waste in a plastic bag, seal the bag in a second bag and spray the outside of the bag with a solution of 70% ethanol or methylated spirits in 30% water before responsible disposal offsite.
- If you are aware of a plant pathogen infestation, begin weeding in the clean part of the bushland before moving to the infested area. Clean all clothing, hats, footwear, tools, equipment, machinery and vehicles before leaving the infested area.

Propagation

The following steps will help stop the spread of invasive species during propagation activities:

- Ensure all benches, equipment, pots and containers are clean and disinfected.
- While using implements such as cutting knives or secateurs, wash them regularly with a solution of 70% ethanol or methylated spirits in 30% water.
- Steam-air pasteurise soil mixes for 30 minutes at 60°C, or select materials that conform to Australian Standard *AS3743–2003 Potting mixes* or *AS4454–2012 Composts, soil conditioners and mulches*. These standards require the materials to be free from plant pathogens, pests, harmful chemicals and weeds.
- Avoid bringing soil on boots and equipment into the nursery areas.
- If possible, keep pots on raised wire-mesh benches at least 30 centimetres off the ground. Otherwise, keep them on free-draining blue metal.
- Keep the whole nursery area clean and free of dead plant material and rubbish.

References and resources—general

Guidelines for the translocation of threatened plants in Australia— Second edition	2004	Vallee L, Hogbin T, Monks L, Makinson B, Matthes M and Rossetto M; Australian Network for Plant Conservation, Canberra	https://www.anbg.gov.au/anpc/publications/translocation.html
Leave no trace Australia	Web resources		www.lnt.org.au/resources/biosecurity/bio-security.html www.lnt.org.au/resources/skills-ethics-series.html

References and resources—wash-down procedures

Vehicle and machinery checklists— clean-down procedures	2014	Biosecurity Queensland, Department of Agriculture, Fisheries and Forestry; State of Queensland	https://www.daff.qld.gov.au/__data/assets/pdf_file/0011/58178/IPA-Cleandown-Procedures.pdf
Weed out the seeds— How to clean down your vehicle and machinery to help prevent the spread of weed seeds	2011	Biosecurity Queensland, Department of Agriculture, Fisheries and Forestry; State of Queensland	https://www.youtube.com/watch?v=dTNDcjTVfI
A guide for machinery hygiene for civil construction	2011	Civil Contractors Federation, State of Victoria, Department of Primary Industries, Department of Sustainability and Environment, VicRoads and the Association of Land Development Engineers	www.civilcontractors.com/Uploads/files/LR%20CCF%20Machinery%20Hygiene%20Bklt%2040pp.pdf
Keeping it clean: A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens	2010	NRM South, Tasmania	dpiwwe.tas.gov.au/Documents/15130802_52keepingitcleanspreadswe.pdf
Biosecurity videos		NRM South, Tasmania	www.nrmsouth.org.au/biosecurity/
Field hygiene kits for landholders or community groups in Tasmania— available for purchase		NRM South, Tasmania	Landholders www.nrmsouth.org.au/wp-content/uploads/2014/08/Biosecurity-kits-sales-flyer-2015-Landholders.pdf Community groups www.nrmsouth.org.au/wp-content/uploads/2014/08/Biosecurity-kits-sales-flyer-2015-community.pdf

References and resources—seed production areas

Sowing seeds: bridging the gap between ex situ collections and reintroduction	2012	Guja L, North T, Taylor D and McAuliffe J; Australasian Plant Conservation 21(3)	www.anbg.gov.au/anpc/apc/21-3_guja.html
Developing seed production areas for native plants—Corangamite region guidelines	2008	Heyes S, Butler M, Gartlan C and Ovington A; Corangamite Seed Supply and Revegetation Project	www.florabank.org.au/files/documents/seedproductionareas/Corangamite%20Seed%20Production%20Area%20Guidelines08%20P1.pdf
Introducing seed production areas: an answer to native seed shortages	2008	Vanzella B; Greening Australia	www.florabank.org.au/files/newsattachments/SPA%20handout_%20master%20GACR%20Bindi%20Vanzella%20March08.pdf

References and resources—*Phytophthora cinnamomi*

Managing Phytophthora dieback—Guidelines for local government	2000	Dieback Working Group	https://www.dwg.org.au/images/dieback_publications/Managing_Phytophthora_Dieback_guidelines.pdf
Managing Phytophthora dieback in bushland—A guide for landholders and community conservation groups	2008	Dieback Working Group	https://www.dwg.org.au/images/dieback_publications/Managing_Phytophthora_Dieback_in_Bushland.pdf
Resistant native plant species—A list of resistant native plant species from Western Australia from the Centre of Phytophthora Science and Management at Murdoch University		Dieback Working Group	https://www.dwg.org.au/images/dieback_publications/Western_Australian_Natives_Resistant.pdf
Susceptible native plant species—A list of susceptible native plants species from Western Australia from the Centre of Phytophthora Science and Management at Murdoch University		Dieback Working Group	https://www.dwg.org.au/images/dieback_publications/Western_Australian_natives_susceptible.pdf

Management of <i>Phytophthora cinnamomi</i> for biodiversity conservation in Australia: Part 1—A review of current management.	2005	O’Gara E, Howard K, Wilson B and Hardy GEStJ—a report by the Centre for Phytophthora Science and Management, Murdoch University, Western Australia funded by the Australian Government Department of the Environment and Heritage	www.environment.gov.au/biodiversity/invasive-species/publications/management-phytophthora-cinnamomi-biodiversity-conservation
Management of <i>Phytophthora cinnamomi</i> for biodiversity conservation in Australia: Part 2—National best practice guidelines. Appendix 1— <i>Phytophthora cinnamomi</i> Appendix 2—The rationale of current management options Appendix 3—Areas vulnerable to disease caused by <i>Phytophthora cinnamomi</i> Appendix 4—The responses of native Australian plant species to <i>Phytophthora cinnamomi</i>	2005	O’Gara E, Howard K, Wilson B and Hardy GEStJ—a report by the Centre for Phytophthora Science and Management, Murdoch University, Western Australia funded by the Australian Government Department of the Environment and Heritage	www.environment.gov.au/biodiversity/invasive-species/publications/management-phytophthora-cinnamomi-biodiversity-conservation
Management of <i>Phytophthora cinnamomi</i> for biodiversity conservation in Australia: Part 3—Risk assessment for threats to ecosystems, species and communities: A review	2005	Wilson B, Howard K, O’Gara E and Hardy GEStJ—a report by the Centre for Phytophthora Science and Management, Murdoch University, Western Australia funded by the Australian Government Department of the Environment and Heritage	www.environment.gov.au/biodiversity/invasive-species/publications/management-phytophthora-cinnamomi-biodiversity-conservation
Management of <i>Phytophthora cinnamomi</i> for biodiversity conservation in Australia: Part 4—Risk assessment models for species, ecological communities and areas.	2005	Centre for Phytophthora Science and Management—a report by the Centre for Phytophthora Science and Management, Murdoch University, Western Australia funded by the Australian Government Department of the Environment and Heritage	www.environment.gov.au/biodiversity/invasive-species/publications/management-phytophthora-cinnamomi-biodiversity-conservation

Threat abatement plan for disease in natural ecosystems caused by <i>Phytophthora cinnamomi</i>	2014	Australian Government Department of the Environment	www.environment.gov.au/resource/threat-abatement-plan-disease-natural-ecosystems-caused-Phytophthora-cinnamomi
Background: Threat abatement plan for disease in natural ecosystems caused by <i>Phytophthora cinnamomi</i>	2014	Australian Government Department of the Environment	www.environment.gov.au/resource/threat-abatement-plan-disease-natural-ecosystems-caused-Phytophthora-cinnamomi
Response of selected South Australian native plant species to <i>Phytophthora cinnamomi</i>	2012	Kueh KH, McKay SF, Facelli E, Facelli JM, Velzeboer RMA, Able AJ, Scott ES	onlinelibrary.wiley.com/doi/10.1111/j.1365-3059.2012.02593.x/full
Infection of native plants by <i>Phytophthora cinnamomi</i> —key threatening process listing	2002	New South Wales Government Office of Environment and Heritage	www.environment.nsw.gov.au/determinations/PhytophthoraKTPListing.htm
Stamp out the spread of <i>Phytophthora</i> dieback		Royal Botanic Gardens Sydney	www.rbgsyd.nsw.gov.au/__data/assets/pdf_file/0008/106937/Phytophthora_brochure.pdf
Are you a carrier? <i>Phytophthora</i> dieback is a silent plant killer		Royal Botanic Gardens Sydney	www.rbgsyd.nsw.gov.au/__data/assets/pdf_file/0007/106936/Phytophthora_flyer.pdf
Management of <i>Phytophthora cinnamomi</i> in production forests	2009	Tasmanian Government Forest Practices Authority	www.fpa.tas.gov.au/__data/assets/pdf_file/0004/58054/Flora_technical_note_8_Phytophthora.pdf
Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects	2011	NSW Roads and Maritime Services	www.rms.nsw.gov.au/documents/about/environment/biodiversity_guidelines.pdf
Guide 7: Pathogen management			

References and resources—myrtle rust

Look out for myrtle rust	2010	New South Wales Department of Primary Industries	www.dpi.nsw.gov.au/__data/assets/pdf_file/0010/364870/myrtle-rust-brochure.pdf
Identification of myrtle rust	2010	New South Wales Department of Primary Industries	www.dpi.nsw.gov.au/__data/assets/pdf_file/0009/337374/identification-myrtle-rust.pdf
Preventing spread of myrtle rust in bushland	2010	New South Wales Department of Primary Industries	www.dpi.nsw.gov.au/__data/assets/pdf_file/0008/362096/preventing-spread-Myrtle-Rust-bushland.pdf
New South Wales Department of Primary Industries myrtle rust resources page		New South Wales Department of Primary Industries	www.dpi.nsw.gov.au/biosecurity/plant/myrtle-rust/resources
Australian Nursery Industry myrtle rust management plan	2012	Nursery and Garden Industry Australia	www.ngia.com.au/Folder?Action=View%20File&Folder_id=135&File=Myrtle%20Rust%20Management%20Plan%202012%20Final%20V2.pdf
Myrtle rust—current information including national and international host lists; bibliography.	2014	The Australian Network for Plant Conservation	https://www.anbg.gov.au/anpc/resources/Myrtle_Rust.html
Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects	2011	NSW Roads and Maritime Services	www.rms.nsw.gov.au/documents/about/environment/biodiversity_guidelines.pdf
Guide 7: Pathogen management			
Current Biosecurity Threats		Biosecurity Tasmania, Department of Primary Industries, Parks, Water and Environment	dpiptwe.tas.gov.au/biosecurity/current-biosecurity-threats

References and resources—weeds

Australian Weeds Strategy—A national strategy for weed management in Australia	2006	Natural Resource Management Ministerial Council, Australian Government Department of the Environment and Water Resources	www.environment.gov.au/biodiversity/invasive/weeds/publications/strategies/pubs/weed-strategy.pdf
Weeds in Australia web pages		Australian Government Department of the Environment	www.weeds.gov.au
Weeds of National Significance (WoNS) web pages		Australian Weeds Committee	www.weeds.org.au
Vehicle and machinery checklists—clean-down procedures	2014	Biosecurity Queensland, Department of Agriculture, Fisheries and Forestry; State of Queensland	https://www.daff.qld.gov.au/__data/assets/pdf_file/0011/58178/IPA-Cleandown-Procedures.pdf
Biodiversity Guidelines: Protecting and managing biodiversity on RTA projects	2011	NSW Roads and Maritime Services	www.rms.nsw.gov.au/documents/about/environment/biodiversity_guidelines.pdf
Guide 6: Weed management			

Appendix A

Example checklists

Risk assessment checklist

Determine all risks associated with the potential transfer of pathogens or weeds to/from/through the project site (consider all participants handling plant material and equipment, from collection to site through to on-site works and clean-up).

Liaise with the project site's land managers to determine the presence of:

- ☐ *Phytophthora* spp.
- ☐ Myrtle rust
- ☐ Weeds

Liaise with the project site's land managers to determine the presence of:

- ☐ Vulnerable native plant communities
- ☐ Species susceptible to *Phytophthora* spp. or myrtle rust
- ☐ Threatened species or communities listed under Commonwealth or state/territory legislation

Identify any planned activities with the potential to introduce or spread pathogens or weeds:

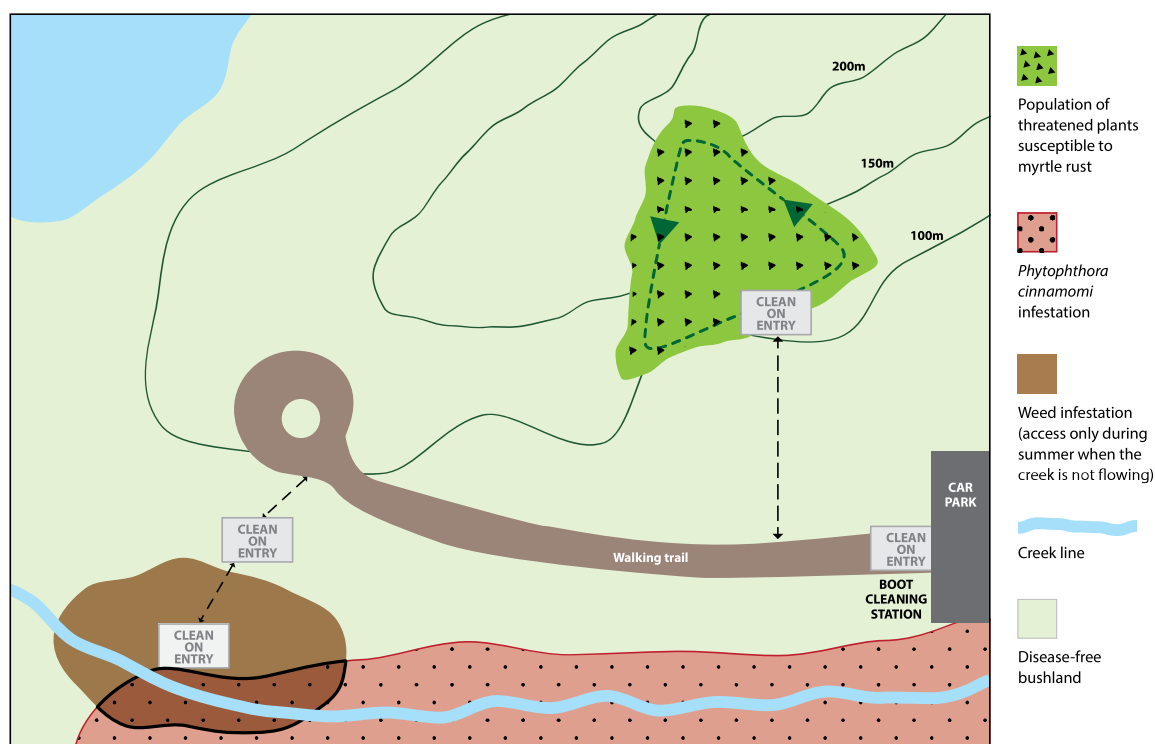
- ☐ Introduction of plant material to a site (seedlings, seeds, mulch etc.)
- ☐ Introduction of other materials to a site (soil, gravel, rock, sand etc.)
- ☐ Vehicle or machinery access to a site
- ☐ Any potential soil disturbance

Hygiene management plan checklist

To prevent the risks having an impact:

- ☐ Plan to visit only one site per day
- ☐ Schedule activities for the right conditions
- ☐ Use equipment that can be cleaned easily and thoroughly
- ☐ Minimise personal items that can carry pathogens
- ☐ Include training sessions so participants are aware of why hygiene is necessary, how to arrive clean, stay clean and leave clean
- ☐ Establish access controls including routes of access and timing on a management map
- ☐ Establish hygiene controls including hygiene procedures, hygiene infrastructure, clean on entry locations and wash-down points on a management map
- ☐ Maintain wash-down facilities and hygiene infrastructure
- ☐ Record and monitor site for any accidental spread of pathogens or weeds

Example hygiene management map



A large area within the project site is disease-free bushland, including a population of threatened plants susceptible to myrtle rust. This population must be monitored regularly during and after the project for any indications of disease.

There is an infestation of the weed arum lily (*Zantedeschia aethiopica*) limited to a small area on either side of the creek. Part of this area is also infested with *Phytophthora cinnamomi* which is present along much of the creek line. To avoid the spread of *Phytophthora cinnamomi*, all weed control activities should be scheduled during the dry season when the creek is not flowing.

'Clean on entry' access to the site is via a boot cleaning station at the car park entrance. From the walking trail there is one pathway of access to the population of threatened plants and another to the arum lily population. At both of these 'clean on entry' points there will be hygiene kits containing hard brushes, spray bottles of disinfectant and alcohol wipes.

Biosecurity hygiene kit: assemble a simple kit with the following items:

- ☐ Plastic tub with a lid (to carry items and to use as a footbath)
- ☐ Stiff brush
- ☐ Newspaper to cover the footwell of a vehicle (replace with clean newspaper regularly)
- ☐ Dustpan and brush; possibly also a long-handled broom
- ☐ Plastic bag for sweepings and dirty newspaper
- ☐ Drum of water and some disinfectant, for example a solution of 70% ethanol or methylated spirits in 30% water; or 20% household bleach (with 5% active ingredient) in 80% water; or quaternary ammonium disinfectant diluted according to manufacturer's directions.
- ☐ Spray bottle with a solution of 70% ethanol or methylated spirits in 30% water
- ☐ Alcohol wipes or gel for hands and personal items



Photo: Biosecurity hygiene kit (Department of Parks and Wildlife WA)



Appendix E

Biodiversity inspection checklist



E1 Biodiversity inspection checklist

Inspected by:	
Date of inspection:	
Time:	

Biodiversity protection measure	Compliance		Description of action (if required)	Action risk rating				Completion sign off
	Yes	No		1	2	3	4	
General site and erosion management								
The site is generally in a tidy condition	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Areas of localised soil erosion have been identified and appropriate preventative measures implemented	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stockpiles are less than 2 m in height	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sediment fence is installed correctly and there are no gaps	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All materials and equipment are contained within the project boundary	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stockpiles are sited in low-hazard areas clear of watercourses	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Biodiversity protection measure	Compliance		Description of action (if required)	Action risk rating				Completion sign off
	Yes	No		1	2	3	4	
Vegetation management								
Clearing limits and work boundaries are established and well defined	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exclusion fencing around trees and sensitive areas is intact	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clearing extent and total areas is within approved clearing	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clearing works are undertaken in accordance with clearing protocols	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
No visible weed infestation	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Equipment and vehicles arriving on site are clean (spot check)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sensitive area maps (showing clearing boundaries and exclusion zones) is available and accessible for all site staff	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Habitat features (e.g. fallen timber, hollow logs) from the development footprint have been relocated to adjacent retained vegetation	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Biodiversity protection measure	Compliance		Description of action (if required)	Action risk rating				Completion sign off
	Yes	No		1	2	3	4	
Other observations								

Action risk rating

Action risk rating	Risk level	Priority	Examples
1	Extreme	Immediately – must be closed out on the day of inspection	<ul style="list-style-type: none"> Any actual or potential non-compliance with any environmental approval conditions Adverse weather conditions are predicted that may result in above if controls are not adequate
2	High	Within 24 hrs	<ul style="list-style-type: none"> Critical controls are damaged and need to be reinstated before a rain event
3	Medium	Within 3 working days	<ul style="list-style-type: none"> Sensitive area mapping not accessible for site staff
4	Low	Within 5 working days	<ul style="list-style-type: none"> Stockpiles need to be stabilised Relocation of habitat features hasn't occurred

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A.11 Executive Summary from Preliminary Site Investigation (Contamination) Report

29 July 2021

4 Parramatta Square,
12 Darcy Street, Parramatta
NSW 2150

State Significant Development (SSD No 15788005): Hazardous materials survey of existing aboveground buildings.

To whom this may concern,

Please see attached Hazardous Materials Register and Asbestos Management Plan produced by Coffey (Project Ref: ENAURHOD06240AA), which accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (SSD No 15788005). The SSDA is for a new education campus at Jindabyne, comprising of a new primary and high school, located at the Jindabyne Sport and Recreation Centre (JSRC).

This report addresses the Secretary's Environmental Requirements (SEARs), notably:

Provide a hazardous materials survey of existing aboveground buildings that are proposed to be demolished or altered.

The attached document covers the entire Sport and Recreation Centre owned by the Office of Sport. For your reference, please note only cottages 4, 12 and 17 are located within the area subject to the EIS associated with SSD No 15788005, and therefore the only structures proposed to be demolished.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Carey".

David Carey
Project Director

A.12 SSDA Compliance Conditions

Jindabyne Education Campus - SSD Conditions Responsibility Matrix

No.		Description	Responsibility	Discipline	Status	Comments
Obligation to Minimise Harm to the Environment						
1		A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Contractor - during construction Principal - operation of the development		Open	Noted
Terms of Consent						
2		A2. The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: (table outlines design drawings submitted with SSDA)	Contractor		Open	Noted
		A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Principal		Open	
		A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Contractor		Open	Noted
Limits of Consent						
3		A5. This consent lapses five years after the date of consent unless work is physically commenced.	Principal		Open	
Prescribed Conditions						
4		A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Contractor		Open	Noted
Planning Secretary as Moderator						
5		A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary’s resolution of the matter must be binding on the parties.	Principal		Open	
Evidence of Consultation						
6		A8. Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Principal		Open	
Staging						

7	<p>A9. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).</p>	<p>Contractor - during construction</p> <p>Principal - operation of the development</p>		Open	Noted
	<p>A10. Any revised Staging Report prepared in accordance with condition A10 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>Contractor - during construction</p> <p>Principal - operation of the development</p>		Open	Noted
	<p>A11. Where a revised Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary</p>	<p>Contractor - during construction</p> <p>Principal - operation of the development</p>		Open	Noted
	<p>A12. Where construction or operation is being staged in accordance with the Staging Report, in terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be compiled with at the relevant time for that stage as identified in the Staging Report</p>	<p>Contractor - during construction</p> <p>Principal - operation of the development</p>		Open	Noted

Staging, Combining and Updating Strategies, Plans or Programs

8	<p>A13. The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	Principal		Open	
	<p>A14. Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.</p>	Principal		Open	
	<p>A15. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p>	Principal		Open	
	<p>A16. Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.</p>	Principal			

9		<p>A17. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</p>	Contractor	Northrop Structural Engineering, Austruss & Pedavoli Architects	Open	
External Walls and Cladding						
10		A18. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Contractor	Pedavoli Architects, Northrop Structural Engineering & WSP	Open	
External Materials						
11		<p>A19. The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour/finish of approved external materials may be approved by the Certifier provided:</p> <ul style="list-style-type: none"> - the alternative colour/finish is of a similar tone/shade and finish to the approved external colours/building materials - the quality and durability of any alternative material is the same standard as approved external building materials, and; - a copy of any approved changes to the external colours and/or building materials by Certifier is provided to the Planning Secretary for information. 	Contractor	Pedavoli Architects	Open	<p>When required, to be approved by Group DLA.</p> <p>Hansen Yuncken to send changes to Colliers.</p>
Design and Construction for Bush Fire						
12		A20. New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	Contractor	Peterson Bushfire	Open	
		A21. The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.	Contractor	Peterson Bushfire & NDY	Open	
		<p>A22. From the commencement of building works and for the duration of the educational land-use, the entire leasehold area must be managed as an inner protection area in accordance with the following requirements of Appendix 4 of Planning for Bush Fire Protection 2019:</p> <ul style="list-style-type: none"> (a) tree canopy cover should be less than 15% at maturity; (b) trees at maturity should not touch or overhang the building; (c) lower limbs should be removed up to a height of 2 m above the ground; (d) tree canopies should be separated by 2 to 5 m; (e) preference should be given to smooth-barked and evergreen trees; (f) large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings; (g) shrubs should not be located under trees; (h) shrubs should not form more than 10% ground cover; (i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation; (j) grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and (k) leaves and vegetation debris should be removed regularly. <p>This must form part of a Landscaping Management Plan to ensure ongoing management of these APZs as required by condition D35.</p>	<p>Contractor - during construction</p> <p>Principal - operation of the development</p>	<p>A22a - A22i Taylor Brammer Landscape Architects</p> <p>A22j - A22k Principal</p>	Open	TBLA and PA to ensure incorporation of ecological arborist report from December 2021 into their design.

15		<p>A27. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after commencement of operations.</p>	<p>Contractor to provide all information to Principal</p> <p>Principal responsible for website</p>	All Disciplines	Open	Noted
Compliance						
16		A28. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Contractor		Open	Noted
Incident Notification, Reporting and Response						
17		A29. The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Contractor		Open	Noted
		A30. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Contractor		Open	Noted
Non-compliance Notification						
18		A31. The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Contractor		Open	Noted
		A32. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Contractor		Open	Noted
		A33. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Contractor		Open	Noted
Revision of Strategies, Plans and Programs						

19		<p>A34. Within three months of</p> <p>(a) the submission of a compliance report under condition A31; (b) the submission of an incident report under condition A30; (c) the submission of an Independent Audit under condition C41 or C42; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	Principal		Open	
		<p>A35. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Certifier. Where revisions are required, the revised document must be submitted to the Certifier for information within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	Principal		Open	
Biodiversity Development Assessment Report						
20		<p>A36. Prior to the commencement of works, the Biodiversity Development Assessment Report (BDAR), prepared by WSP Australia Pty Ltd dated July 2022, must be updated with the offset credits for Mauve Burr-daisy, Silky Swainsona-pea, and Tarengo Leek Orchid to be calculated with a polygon of 0.8ha rather than the 0.46ha as currently utilised in the BDAR. The updated BDAR must be submitted to the satisfaction of the Certifier. A copy of the approved updated BDAR and a copy of the documentation given to the Certifier must be provided to the Planning Secretary for information within seven days of the Certifier approving the BDAR.</p>	Principal		Open	

Jindabyne Education Campus - SSD Conditions Responsibility Matrix

No.		Description	Responsibility	Discipline	Status	Comments
Notice of Commencement						
1		B1. The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Contractor	Hansen Yuncken (HY)	Open	
		B2. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Contractor	Hansen Yuncken (HY)	Open	
Certified Drawings						
2		B3. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Contractor	Northrop Structural Engineering	Open	Submit structural drawings relevant to CC1 approval, as advised by Group DLA.
External Walls and Cladding						
3		B4. Prior to the commencement of construction of external walls and cladding, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Contractor	Pedavoli Architects	Open	External wall and cladding design to be reviewed and approved by façade consultant WSP. CC2
Pre-Construction Dilapidation Report - Protection of Public Infrastructure						
4		B5. Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a pre-construction dilapidation report identifying the condition of all public (non-residential) infrastructure in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; and (c) submit a copy of the pre-construction dilapidation report to the Planning Secretary when requested.	Contractor	Hansen Yuncken (HY)	Open	CC1
Pre-Construction Survey - Adjoining Properties						
5		B6. Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and heritage listed buildings that are likely to be impacted by the development.	Principal		Open	
		B7. Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Principal		Open	
		B8. Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Principal		Open	CC1

No.		Description	Responsibility	Discipline	Status	Comments
6		<p>B9. No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	Principal		Open	
Ecologically Sustainable Development						
7		<p>B10. Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	Principal		Open	CC1
Head Contractor						
Outdoor Lighting						
8		B11. Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Contractor	NDY	Open	CC2
Architectural						
Demolition						
9		B12. Prior to the commencement demolition in each stage, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Contractor	Pedavoli Architects	Open	CC1
Existing Airport / Helicopter Operations During Construction						
10		B13. Prior to the commencement of crane works, helicopter and aeroclub operations at the Jindabyne Aeroclub are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders including the Jindabyne Aeroclub. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site as set out in the Aviation Assessment prepared by SLR Consulting Australia Pty Ltd dated 16 December 2021. A report summarising the outcome of the review must be submitted to the Certifier.	Contractor	Hansen Yuncken (HY)	Open	CC1
Environmental Management Plan Requirements						

No.	Description	Responsibility	Discipline	Status	Comments	
11	<p>B14. Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	Contractor	Hansen Yuncken (HY)	Open	CC1	
Construction Environmental Management Plan						
	<p>B15. Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(v) measures to be in place to address aviation operations in accordance with condition B13</p> <p>(vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;</p> <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) mitigation measures in accordance with:</p> <p>(i) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(ii) Construction Noise and Vibration Management Sub-Plan (See condition B17);</p> <p>(iii) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(iv) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(v) Aboriginal Cultural Heritage Management Sub-Plan (see condition B20);</p> <p>(vi) Biodiversity Management Sub-Plan (see condition B21).</p>	Contractor	Hansen Yuncken (HY)	Open	CC1	
	<p>B16. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <p>(i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) heavy vehicle routes, access and parking arrangements;</p> <p>(iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and</p> <p>(v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).</p>	Contractor	ARC	Open	CC1	

No.	Description	Responsibility	Discipline	Status	Comments
12	<p>B17. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B17(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B15.</p>	Contractor	White Noise Acoustics	Open	CC1
	<p>B18. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	Contractor	Hansen Yuncken (HY)	Open	CC1
	<p>B19. The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-site flows from the site; and</p>	Contractor	Northrop Civil Engineering	Open	CC1
	<p>B20. The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;</p> <p>(b) describe the measures to protect the known artefact Jindabyne Campus AFT 2 in perpetuity;</p> <p>(c) implement recommendations made in the Aboriginal Cultural Heritage Assessment for Jindabyne Education Campus dated 23 May 2022 prepared by NGH Pty Ltd</p>	Contractor	NGH Consulting	Open	CC1
	<p>B21. The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person/s;</p> <p>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the biodiversity development assessment report prepared by WSP Australia Pty Ltd and dated July 2022 and set out how these areas will be protected from construction impacts;</p> <p>(c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.</p>	Contractor	WSP	Open	CC1
	<p>B22. A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	Contractor	ARC	Open	CC1

No.		Description	Responsibility	Discipline	Status	Comments
Construction Parking						
13		B23. Prior to the commencement of construction, the Applicant must provide sufficient parking, facilities on-site, including for heavy vehicles and for site personnel to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Contractor	Hansen Yuncken (HY)	Open	
Operational Noise – Design of Mechanical Plant and Equipment						
14		B24. Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Jindabyne Primary and High Schools SSDA Acoustic Report dated 3 December 2021 and prepared by SLR Consulting Australia Pty Ltd must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels as identified in the Jindabyne Primary and High Schools SSDA Acoustic Report dated 3 December 2021 and prepared by SLR Consulting Australia Pty Ltd	Contractor	NDY & White Noise Acoustics	Open	CC1
Biodiversity						
15		B25. Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the Biodiversity Development Assessment Report prepared in accordance with condition A36.	Principal		Open	
		B26. The requirement to retire like-for-like ecosystem credits and species credits in condition B25 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	Principal		Open	
		B27. Where evidence of compliance with the Ancillary rules: Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules has been provided to the Planning Secretary, variation rules may be applied to retire the relevant ecosystem credits and species credits as set out in the BAM Biodiversity Credit Report.	Principal		Open	
		B28. Evidence of the retirement of credits in satisfaction of condition B25 must be provided to the Planning Secretary prior to commencement of construction.	Principal		Open	
Operational Waste Storage and Processing						
16		B29. Prior to the commencement of construction of the waste storage areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the waste storage area: (a) is constructed using solid non-combustible materials; (b) includes a cold water supply with a hose through a centralised mixing valve; and (c) is naturally ventilated or an air handling exhaust system must be in place.	Contractor	Hansen Yuncken (HY)	Open	CC1
Works within road reserve						
17		B30. Prior to the commencement of works within the road reserve, the Applicant must submit plans and technical specifications under section 138 of the Roads Act 1993, to the relevant roads authority, for the following works: (a) Connection of internal access road to Barry Way (b) Tree removal within the road reserve Notes: <ul style="list-style-type: none">Approval must be obtained for roadworks under section 138 of the Roads Act 1993.All costs associated with the proposed road upgrade works must be borne by the Applicant.In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.	Contractor (pending PPO 1 instruction to proceed)	Northrop Civil Engineering & Hansen Yuncken (HY)	Open	CC1
Internal Road and Parking Design						
18		B31. Prior to commencement of construction works, documentation must be submitted to the satisfaction of the Certifier demonstrating that the following works associated with the development are in accordance with relevant Australian Standards: (a) Internal access road and vehicle circulation areas (b) Bus bay (c) Car Park (d) Pedestrian areas	Contractor	Northrop Civil Engineering, ARC & Pedavoli Architects	Open	CC1

No.		Description	Responsibility	Discipline	Status	Comments
		B32. Prior to the commencement of construction, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Contractor	ARC & Peterson Bushfire	Open	CC1
Operational Access, Car Parking and Service Vehicle Arrangements						
19		B33. Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 58 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Contractor	ARC & Northrop Civil Engineering	Open	
Public Domain Works						
20		B34. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Contractor (pending PPO 2 instruction to proceed)	Northrop Civil Engineering	Open	
Retaining Walls						
21		B35. Where a retaining wall exceeds 600mm in height, the wall shall be designed by a practicing structural engineer in accordance with the relevant requirements of the BCA and Australian Standards.	Contractor	Northrop Structural Engineering	Open	
		B36. Prior to commencement of works related to construction of retaining walls, documentation demonstrating compliance with B35, as relevant, must be submitted to the to the satisfaction of the Certifier.	Contractor	Northrop Structural Engineering	Open	
Crime Prevention Through Environmental Design						
22		B37. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier evidence that the recommendations of the Crime Prevention Through Environmental Design (CPTED) Report prepared by Mecone dated June 2022 have been incorporated into the design of the development.	Contractor	NDY & Pedavoli Architects	Open	CC1
Biodiversity Management Plan						
23		B38. Prior to the commencement of operation, the Applicant must prepare an Biodiversity Management Plan in accordance with the mitigation measures of the Biodiversity Development Assessment Report prepared by WSP Australia Pty Ltd dated July 2022 and submit the plan to the certifier for approval. The plan must: (a) be prepared by a suitable qualified person (b) outline processes to be implemented to implement and achieve the mitigation measures.	Principal		Open	CC1
Pylon Sign						
24		B39. Prior to commencement of construction, the Applicant must consult with Council about the location and approval pathway for the pylon sign within the road reserve. The sign is not approved as part of this development consent.	Principal		Open	CC1

Jindabyne Education Campus - SSD Conditions Responsibility Matrix						
No.		Description	Responsibility	Discipline	Status	Comments
Site Notice						
1		C1. A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Contractor	Hansen Yuncken (HY)	Open	CC1
Operation of Plant and Equipment						
2		C2. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Contractor	Hansen Yuncken (HY)	Open	CC1
Demolition						
3		C3. Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	Contractor	Hansen Yuncken (HY) & Demolition Contractor	Open	CC1
Construction Hours						
4		C4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Contractor	Hansen Yuncken (HY)	Open	CC1
		C5. Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may be undertaken during the following hours: (a)between 6pm and 7pm, Monday to Friday inclusive; and (b)between 1pm and 4pm Saturdays	Contractor	Hansen Yuncken (HY)	Open	CC1
		C6. Construction activities may be undertaken outside of the hours in condition C4 (and C5) if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Contractor	Hansen Yuncken (HY)	Open	If required.
		C7. Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Contractor	Hansen Yuncken (HY)	Open	CC1
		C8. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Contractor	Hansen Yuncken (HY)	Open	CC1
Implementation of Management Plans						

No.	Description	Responsibility	Discipline	Status	Comments
5	C9. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Contractor	Hansen Yuncken (HY)	Open	Noted
Construction Traffic					
6	C10. All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Contractor	Hansen Yuncken (HY)	Open	Noted
Hoarding Requirements					
7	C11. The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Contractor	Hansen Yuncken (HY)	Open	Noted
No Obstruction of Public Way					
8	C12. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Contractor	Hansen Yuncken (HY)	Open	Noted
Construction Noise Limits					
9	C13. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Contractor	Pulse White Noise Acoustics & Hansen Yuncken (HY)	Open	
	C14. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition C4.	Contractor	Pulse White Noise Acoustics & Hansen Yuncken (HY)	Open	Noted
	C15. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Contractor	Pulse White Noise Acoustics & Hansen Yuncken (HY)	Open	
Vibration Criteria					
10	C16. Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Contractor	Pulse White Noise Acoustics & Hansen Yuncken (HY)	Open	
	C17. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Contractor	Pulse White Noise Acoustics & Hansen Yuncken (HY)	Open	
	C18. The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	Contractor	Pulse White Noise Acoustics & Hansen Yuncken (HY)	Open	
Tree Protection					

No.		Description	Responsibility	Discipline	Status	Comments
11		C19. For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area, not approved for removal, must be protected at all times during construction in accordance with Council’s tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Eco Logical Pty Ltd dated 10 December 2021. (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Contractor	Pedavoli Architects & Hansen Yuncken	Open	
Air Quality						
12		C20. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Contractor	Hansen Yuncken	Open	
		C21. During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean from any dust emissions associated with the project; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Contractor	Hansen Yuncken & Civil Contractor	Open	
Soil and Water						
13		C22. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the ‘Blue Book’.	Contractor	Civil Subcontractor	Open	
Imported Fill						
14		C23. The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Contractor	Hansen Yuncken & Civil Contractor	Open	
Disposal of Seepage and Stormwater						
15		C24. Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier.	Contractor	Hansen Yuncken	Open	
Emergency Management						
16		C25. The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Contractor	Hansen Yuncken	Open	
Stormwater Management System						

No.		Description	Responsibility	Discipline	Status	Comments
17		<p>C26. Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) Be designed by a suitably qualified and experienced person(s);</p> <p>(b) Be generally in accordance with the conceptual design in the EIS</p> <p>(c) Be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</p> <p>(e) demonstrate measures to be implemented to maintain water quality for water discharged to Lees Creek;</p> <p>(f) ensure that all stormwater from the agricultural plot is appropriately treated to remove pollutants prior to entering the broader stormwater network.</p>	Contractor	Northrop Civil	Open	
Aboriginal Cultural Heritage						
18		C27. Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by NGH Pty Ltd dated 23 May 2022.	Contractor	Hansen Yuncken	Open	
		C28. A representative of the Local Aboriginal Land Council must be invited to observe works associated with condition B20 undertaken on the site. Any invitation must be provided at least 14 days prior to the works occurring and reasonable arrangements agreed for the observation of the works where an invitation is accepted. In the event that any unexpected finds are discovered, any direction from the Local Aboriginal Land Council representative and the procedures outlined in condition C29 must be followed.	Contractor	Hansen Yuncken & NGH	Open	
Unexpected Finds Protocol – Aboriginal Heritage						
19		<p>C29. In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) All works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p> <p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) Works may only recommence with the written approval of the Planning Secretary.</p>	Contractor	Hansen Yuncken & NGH	Open	
Unexpected Finds Protocol – Historic Heritage						
20		<p>C30. If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) Works may only recommence with the written approval of the Planning Secretary.</p>	Contractor	Hansen Yuncken & NGH	Open	
Waste Storage & Processing						
21		C31. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Contractor	Waste Audit & Hansen Yuncken	Open	
		C32. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Contractor	Waste Audit & Hansen Yuncken	Open	
		C33. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse	Contractor	Waste Audit & Hansen Yuncken	Open	
		C34. The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Contractor	Waste Audit & Hansen Yuncken	Open	

No.		Description	Responsibility	Discipline	Status	Comments
		C35. The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Contractor	Waste Audit & Hansen Yuncken	Open	
Outdoor Lighting						
22		C36. The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Contractor	Hansen Yuncken	Open	
Site Contamination						
23		C37. Remediation of the site must be carried out in accordance with the Remedial Action Plan prepared by Douglas Partners and dated 1 December 2021 and any variations to the Remedial Action Plan approved by an NSW EPA-accredited Site Auditor) or the unexpected finds protocol prepared in accordance with condition B15(c).	Contractor	Hygienist & Civil Contractor	Open	
		C38. If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Contractor	Hygienist & Civil Contractor	Open	
		C39. The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination	Contractor	Hygienist & Civil Contractor	Open	
Independent Environmental Audit						
24		C40. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Principal		Open	
		C41. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Principal		Open	
		C42. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks notice to the Applicant of the date upon which the audit must be commenced.	Principal		Open	
		C43. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Principal / Contractor	Hansen Yuncken (HY) - A ONLY	Open	A - Contractor B & C - Principal
		C44. Independent Audit Reports and the Applicant/proponents response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Principal		Open	
		C45. Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Principal		Open	
Operational Readiness Work						

No.		Description	Responsibility	Discipline	Status	Comments
25		C46. Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Principal		Open	
		C47. Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements: (a) No students or parents are permitted; and (b) The Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Principal		Open	

Jindabyne Education Campus - SSD Conditions Responsibility Matrix

No.	Description	Responsibility	Discipline	Status	Comments
Notification of Occupation					
1	D1. At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Contractor	Hansen Yuncken (HY)	Open	
External Walls and Cladding					
2	D2. Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Contractor	Hansen Yuncken (HY) & Pedavoli Architects	Open	
	D3. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Contractor	Hansen Yuncken (HY)	Open	
Works as Executed Plans					
3	D4. Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Contractor	Hansen Yuncken (HY)	Open	
Warm Water System and Cooling Systems					
4	D5. The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	Contractor	Hansen Yuncken (HY) & Subcontractor	Open	
Outdoor Lighting					
5	D6. Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Contractor	Hansen Yuncken (HY) & NDY	Open	
Mechanical Ventilation					
6	D7. Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Contractor	Hansen Yuncken (HY) & NDY	Open	
Operational Noise - Design of Mechanical Plant and Equipment					
7	D8. Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B24 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels as identified in the Jindabyne Primary and High Schools SSDA Acoustic Report dated 3 December 2021 and prepared by SLR Consulting Australia Pty Ltd.	Contractor	White Noise & NDY	Open	
Fire Safety Certification					
8	D9. Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Contractor	Credwell & Subcontractors	Open	

No.		Description	Responsibility	Discipline	Status	Comments
Structural Inspection Certificate						
9		D10. Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Contractor	Northrop	Open	
Compliance with Food Code						
10		D11. Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	Contractor	Cini Little	Open	
Post-construction Dilapidation Report – Protection of Public Infrastructure						
11		D12. Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested.	Contractor	Hansen Yuncken (HY)	Open	
Repair of Public Infrastructure						
12		D13. Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.	Contractor	Hansen Yuncken (HY)	Open	Depending on state of infrastructure, post dilap report.
Post-Construction Survey – Adjoining Properties						
13		D14. Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.	Contractor	Surveyor & Hansen Yuncken (HY)	Open	
		D15. Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	Contractor	Surveyor & Hansen Yuncken (HY)	Open	
Roadworks						

No.		Description	Responsibility	Discipline	Status	Comments
14		D16. Prior to the commencement of operation, the following road upgrade works must be completed to the satisfaction of the relevant roads authority: a) Intersection treatments on Barry Way to the proposed internal access road.	Contractor (pending PPO 1 instruction to proceed)	Public Domain Contractor & Hansen Yuncken (HY)	Open	Sign off from council required.
Car Parking Arrangements						
15		D17. Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that: (a) construction works associated with the proposed construction of the education campus, as proposed under SSD 15788005, have been completed and that the expanded car parking facility is operational; and (b) works associated with the construction of the carpark to create 58 car parking spaces have been completed.	Contractor	Group DLA, Hansen Yuncken (HY) and Civil Contractor	Open	
Bicycle Parking and End-of-Trip Facilities						
16		D18. Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) The provision of a minimum 50 student/staff bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) The provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.	Contractor	Group DLA, Hansen Yuncken (HY), Pedavoili Architects, Signage Subcontractor and Civil Contractor	Open	Potentially FFE Installer or whichever contractor will be installing bike racks.
School/Pedestrian Crossing Facilities						
17		D19. Prior to commencement of operation, school/pedestrian crossings must be installed on the internal access road in accordance with the relevant design standards and warrants to the satisfaction of the certifier.	Contractor	Civil Subcontractor	Open	
		D20. Prior to commencement of operation, the pedestrian pathway from the School to the Jindabyne town centre must be operational to enable pedestrian access to the site. The pedestrian pathway shall be agreed with Council and be generally in accordance with the following pedestrian paths as outlined in Table 8.1 of the Transport Impact Assessment prepared by Aurecon Australasia Pty Ltd dated 03 December 2021: (a) Item 2: Pedestrian and Cycling Bridge (b) Item 3: Shared Path from Sports and Recreation Centre into the School (c) Item 4: Shared Path Route B1 and C1	Contractor	Civil Subcontractor	Open	Sign off from council required.
Signage						
18		D21. Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Contractor	Signage Subcontractor	Open	Install Cert from Signage Subcontractor to be given to Group DLA
		D22. Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Contractor	Signage Subcontractor	Open	Install Cert from Signage Subcontractor to be given to Group DLA
School Zones						
19		D23. Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings along Barry Way must be installed, inspected by TfNSW and handed over to TfNSW. Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.	Contractor	Civil Contractor	Open	Sign off from council or TfNSW required.
		D24. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.	Contractor	Hansen Yuncken & Civil Contractor	Open	
School Transport Plan						
20		D25. Prior to the commencement of operation, a School Transport Plan (STP), must be submitted to the satisfaction of the Planning Secretary. The plan must:	Principal		Open	
Easements						

No.		Description	Responsibility	Discipline	Status	Comments
21		D26. Prior to the commencement of operation, an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council must be registered on title of Lot 101 DP1019527 for the new alignment of the sewer main. The easement must be of a form to the satisfaction of the Council as the sewer authority.	Contractor	Civil Contractor	Open	
Utilities and Services						
22		D27. Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.	Contractor	Hydraulic Contractor	Open	
Stormwater Operation and Management Plan						
23		D28. Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Contractor	Civil Contractor	Open	
Operational Waste Management Plan						
24		D29. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in the EIS and Draft Operational Waste Management Plan prepared by Elephants Foot Recycling Solutions dated 9 November 2021.	Principal		Open	
Site Contamination						
25		D30. Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must: (a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contate Assessment and Management (CPSS CSAM) scheme; (b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; (iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation; (iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) comment on the suitability of the area for the intended land use; and (d) be submitted to the Planning Secretary for information.	Principal / Contractor	Hygienist & Hansen Yuncken	Open	If hygienist is engaged by HY - If not, principal required
		D31. Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D31 have been met.	Contractor	Group DLA	Open	

No.		Description	Responsibility	Discipline	Status	Comments
		D32. Where changes are made to the Remedial Action Plan, prepared by Douglas Partners and dated 1 December 2021, under Condition C37, prior to the commencement of operation the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Principal		Open	
Landscaping						
26		D33. Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans listed in condition A2(d).	Contractor	Taylor Brammer Landscape Architects & Landscape Subcontractor	Open	
		D34. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must: a) Describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and b) Describe the measures to ensure the site is managed as an Inner Protection Area in accordance with the Bushfire Report in the EIS, prepared by BlackAsh Bushfire Consulting dated 11 January 2021; and c) Be consistent with the Applicant’s Management and Mitigation Measures at Section 9 Table 9-2 in the EIS; d) Address the requirements of condition A23 e) Be consistent with condition B40	Contractor	Taylor Brammer Landscape Architects & Landscape Subcontractor	Open	To be issued to Group DLA
Asset Protection Zones						
27		D35. Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d) and the property must be managed in accordance with the requirements in condition A23.	Contractor	Taylor Brammer Landscape Architects & Landscape Subcontractor	Open	
Consultation with Aeroclub						
28		D36. Prior to commencement of operation, the Applicant is to consult with Jindabyne Aeroclub, particularly regarding runway 09/27. The consultation must: (a) Be undertaken by a suitably qualified person; (b) Report details of consultation with the Jindabyne Aeroclub; and (c) Report the details in a document of how any issues of the co-operation of the two land uses has been addressed. The document as identified in D36(c) is to be submitted to the certifier and the Planning Secretary for information.	Contractor	Aviation Consultant	Open	To be issued to Group DLA
Signage on Barry Way						
29		D37. Prior to the commencement of operation, the Applicant must consult with the road authority whether it is necessary to install no-stopping signage along Barry Way for the length of the development site. If required by the road authority, the required signage must be installed prior to operation.	Principal		Open	

Jindabyne Education Campus - SSD Conditions Responsibility Matrix						
No.		Description	Responsibility	Discipline	Status	Comments
Out of Hours Event Management Plan (For Schools)						
1		E1. Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a)The number of attendees, time and duration; (b)Arrival and departure times and modes of transport; (c)Where relevant, a schedule of all annual events; (d)Measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e)Details of the use of the school hall, where applicable, restricting use before 8am and after 10pm; (f)Measures to minimise localised traffic and parking impacts; and (g)Include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Principal		Open	
		E2. The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.	Principal		Open	
		E3. Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following: (a)The number of attendees, time and duration; (b)Arrival and departure times and modes of transport; (c)Where relevant, a schedule of all annual events; (d)Measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport); (e)Details of the use of the school hall, where applicable, restricting use before 8am and after 10pm; (f)Measures to minimise localised traffic and parking impacts; and (g)Measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.	Principal		Open	
		E4. The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.	Principal		Open	
Operation on Plant and Equipment						
2		E5. All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Principal		Open	
Warm Water Systems and Cooling Systems						
3		E6. The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	Principal		Open	
Community Communications Strategy						
4		E7. The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.	Principal		Open	
Operational Noise Limits						
5		E8. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Jindabyne Primary and High Schools SSDA Acoustic Report prepared by SLR Consulting Australia Pty Ltd dated 3 December 2021.	Principal		Open	
Unobstructed Driveways and Parking Areas						

No.		Description	Responsibility	Discipline	Status	Comments
6		E9. All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Principal		Open	
School Transport Plan						
7		E10. The School Transport Plan required by condition D26 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Principal		Open	
Ecologically Sustainable Development						
8		E11. Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Contractor	Northrop	Open	To be issued to Group DLA
Outdoor Lighting						
9		E12. Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Principal		Open	
Landscaping						
10		E13. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D35 for the duration of occupation of the development.	Principal		Open	
Stormwater						
11		E14. All stormwater from the agricultural plot is to be adequately diverted and treated prior to entering the broader stormwater network.	Principal		Open	

Jindabyne Education Campus - SSD Conditions Responsibility Matrix						
No.		Description	Responsibility	Discipline	Status	Comments
General						
1		AN 1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Principal / Contractor	Noted	Open	
Long Service Levy						
2		AN 2. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Contractor	Hansen Yuncken (HY)	Open	
Legal Notices						
3		AN 3. Any advice or notice to the consent authority must be served on the Planning Secretary.	Principal / Contractor	Noted	Open	
Access for People wih Disabilities						
4		AN 4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Principal / Contractor	Noted	Open	
Utilities and Services						
5		AN 5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Contractor	Noted	Open	
Utilities and Services						
6		AN 6. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Contractor	Noted	Open	
Road Design and Traffic Facilities						
7		AN 7. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Contractor (for PPO 1 & PPO 2 pending instruction)	Noted	Open	
Road Occupancy Licence						
8		AN 8. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Contractor (for PPO 1 & PPO 2 pending instruction)	Noted	Open	
SafeWork Requirements						
9		AN 9. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Contractor	Hansen Yuncken (HY)	Open	
Hoarding Requirements						
10		AN 10. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Contractor	Noted	Open	If hoarding is desired by site team, an applictaion will be need to be submitted to Council by HY
Handling of Asbestos						
11		AN 11. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Contractor	Noted	Open	
Speed Limit Authorisation						

No.		Description	Responsibility	Discipline	Status	Comments
12		<p>AN 12. At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <p>(a) a copy of the conditions of consent;</p> <p>(b) the proposed school commencement/opening date;</p> <p>(c) Two sets of detailed design plans showing the following:</p> <p>(i) accurate Site boundaries;</p> <p>(ii) Details of all road reserves, adjacent to the Site boundaries;</p> <p>(iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;</p> <p>(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;</p> <p>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</p> <p>(vi) all existing and proposed street furniture and street trees.</p>	Contractor	Hansen Yuncken (HY)	Open	
Fire Safety Certificate						
13		<p>AN 13. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.</p>	Principal		Open	

A.13 External Lighting Compliance

A.14 Site Layout Plan

