

Michael Cassel  
Planning Secretary  
Department of Planning and Environment  
12 Darcy Street  
Parramatta NSW 2150

Attn: Rob Sherry

30 March 2023

Dear Mr Cassel

**New Jindabyne Education Campus (SSD 15788005): Submission of Independent Audit Report and response in accordance with Condition C40 to C45.**

I refer to SSD Application 15788005, New Jindabyne Education Campus, approved on the 10 August 2022.

In accordance, with condition C44 of the Development Consent, the following document has been submitted to the Planning Secretary for information:

- Independent Environmental Audit Report File No 122214 R1 Final. Prepared by Geosyntec, 28 March 2023,

As per the requirements of condition C44, the Department must be issued with a response from the proponent to the Independent Audit Report, therefore the following attachments are provided for your information:

- Attachment A - Response to Independent Audit observations

In accordance with condition C43, the Independent Audit Report and response will be made publicly available within 60 days from the undertaking of the independent audit site inspection.

Yours sincerely

*Jim Lewis* 30/3/2023

Jim Lewis  
**Senior Project Director**  
**Schools Infrastructure NSW**

## Attachment A – Response to Independent Audit Observations

Condition ID	Auditor #	Compliance Requirement	Audit finding	Audit Recommendation	Proponent's Response	Due Date/Status
C4	G79	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) Between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) Between 8am and 1pm, Saturdays</p> <p>No work may be carried out on Sundays or Public Holidays</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Hammertech Prestart Meeting records on 21 January 2023, indicating prestart meeting was signed at 6:51am.</li> <li>- Jindabyne Education Campus Project Pre-delivery Brief.</li> </ul> <p>Interview</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken (DSJ) stated that a turnstile will be installed that will record sign off time. At present sign off time has not been recorded.</li> <li>- Colliers (CB) and Hansen Yuncken (JW) stated work is not conducted on Sundays or out of the approved hours.</li> </ul>	<p>Recommendation:</p> <p>Evidence of construction and delivery only occurring during approved hours must be provided in the future audits. This may include, but not limited to, sign in and out records.</p>	<p>The contractor has enforced all deliveries to be signed in and out during construction hours. This is already being maintained and completed on site.</p> <p>As per the audit recommendation, this will be available for review for future audits.</p>	CLOSED
C21	G96	<p>During Construction, the Applicant must ensure that:</p> <p>(c) Trucks associated with the development do not track dirt onto the public road network.</p> <p>(d) Public roads used by these trucks are kept clean from any dust emissions associated with the project</p>	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Minor dirt was observed at the entrance, however, did not appear to extend onto public road. Hansen Yuncken (DSJ) stated that cattle grids have been ordered and will be installed at the entrance.</li> </ul>	<p>Recommendation:</p> <p>Until the cattle grids are installed, any dirt tracking on the road must be cleaned.</p>	<p>The new entry into site is currently being completed, including the cattle grids being installed. The new site entry will be open on Monday 3<sup>rd</sup> April 2023.</p> <p>Until the new site entry is open, HY have engaged a contractor to complete street sweeping to clean the roads as required. The occurrence of the street sweeping is dependent on the weather/ site conditions resulting in the road to be cleaned.</p> <p>There have been no complaints to date from any neighbouring properties or Council.</p>	CLOSED
C22	G97	<p>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</p>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken Environmental Controls Observations, Site Walkover / Inspection 30 January 2023.</li> </ul> <p>Observation:</p>	<p>Recommendation:</p> <ul style="list-style-type: none"> <li>- Rectification of swales/basin should be conducted as per the recommendation of Hansen Yuncken Environmental Control</li> </ul>	<p>The contractor has installed all erosion and sediment controls in accordance with the CEMP.</p> <p>After a rain event, Hansen Yuncken will conduct an audit on the existing controls to fix any controls that may have been impacted from the</p>	CLOSED

Condition ID	Auditor #	Compliance Requirement	Audit finding	Audit Recommendation	Proponent's Response	Due Date/Status
		Stormwater: Soils & Construction (4 <sup>th</sup> edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<ul style="list-style-type: none"> <li>- Erosion and sediment control were observed to be in place.</li> <li>- Some erosion was observed were observed in the Sediment Basin 8.</li> <li>- Sediment was observed to flow from the upgradient site.</li> </ul>	<ul style="list-style-type: none"> <li>- Observations Periodic inspections should occur particularly after heavy rain event.</li> <li>- Sediment control must be provided to prevent sediment flowing onto adjoining sites and roadways/creeks.</li> </ul>	rain. This will ensure that the erosion and sediment control are being always maintained.	
EIS 10 Contamination A2(c) & C26(b)	G197	<ul style="list-style-type: none"> <li>- Implement Remedial Action Plan to address contamination identified at the site to render the site suitable for prosed development.</li> <li>- Develop and implement an unexpected finds protocol.</li> </ul>	<p>31/01/2023 Record sighted:</p> <ul style="list-style-type: none"> <li>- Final RAP addendum received 30 Jan 2023.</li> <li>- Unexpected finds protocol CEMP sec 5.11.8. Register of unexpected finds established. 6 unexpected finds associated with ACM fragments</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Containment cell constructed and progressive backfilling.</li> </ul>	Validation report will be reviewed in subsequent audit.	The contractor will ensure the validation report will be readily available for the subsequent audit	CLOSED
EIS – 10 Drainage A2(c) & C26(b)	G198	<ul style="list-style-type: none"> <li>- Implement stormwater management system including on-site detention</li> <li>- Implement necessary water sensitive design to reduce the impact of urban development on waterways/creek</li> </ul>	<p>31/01/2023 Record sighted:</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken Environmental Control Observations, Site Walkover / Inspection 30 January 2023. Action items flagged for Contractor</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Erosion and sediment and stormwater control were observed to be in place.</li> <li>- Some erosion was observed in the Sediment Basin 8.</li> <li>- Sediment was observed to flow from the upgradient site. Corrective and maintenance action 31Jan23.</li> </ul>	<p>Recommendation:</p> <ul style="list-style-type: none"> <li>- Rectification of swales/basin required as per the recommendation of Hansen Yuncken Environmental Control Observations.</li> <li>- Sediment control must be provided to prevent sediment flowing onto adjoining sites.</li> </ul>	<p>The contractor has installed all erosion and sediment controls in accordance with the CEMP.</p> <p>After a rain event, Hansen Yuncken will conduct an audit on the existing controls to fix any controls that were impacted from the rain. This will ensure that the erosion and sediment control are being always maintained.</p>	CLOSED
EIS – 10 Sediment and erosion Impacts A2(c) & C26(b)	G205	Implement measures in the sediment and erosion control plan.	<p>31/01/2023 Record sighted:</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken Environmental Control Observations, Site Walkover / Inspection 30 January 2023. Action items flagged for Contractor</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Erosion and sediment and stormwater control were observed to be in place.</li> <li>- Some erosion was observed in the Sediment Basin 8.</li> <li>- Sediment was observed to flow from the upgradient site. Corrective and maintenance action 31Jan23.</li> </ul>	<p>Recommendation:</p> <ul style="list-style-type: none"> <li>- Rectification swales/basin may be required as per the recommendation of Hansen Yuncken Environmental Control Observations.</li> <li>- Sediment control must be provided to prevent sediment flowing from upgradient site.</li> <li>- Sediment control is recommended at the entrance to prevent</li> </ul>	<p>The contractor has installed all erosion and sediment controls in accordance with the CEMP.</p> <p>After a rain event, Hansen Yuncken will conduct an audit on the existing controls to fix any controls that were impacted from the rain. This will ensure that the erosion and sediment control are being always maintained</p>	CLOSED

Condition ID	Auditor #	Compliance Requirement	Audit finding	Audit Recommendation	Proponent's Response	Due Date/Status
				sediment from entering the stormwater culvert along Barry Way.		
CEMP 5.7 Air Quality & Dust Control C9, C20, C21(e)	G213	<ul style="list-style-type: none"> <li>- Construction vehicles and equipment to be suitably serviced prior to commencement of construction activities and all necessary maintenance to be undertaken during the construction period to meeting EPA air quality requirements.</li> <li>- Excessive use of vehicles and powered construction equipment will be minimised where possible.</li> <li>- All construction machinery will be turned off when not is used to minimise emissions where possible.</li> <li>- Construction contractors to monitor dust generation progressively.</li> <li>- Dust suppression methods will be adopted where required (i.e. on windy days when earthworks and vehicle movements are generating dust).</li> </ul> <p>Examples of dust suppression methods include; water carts, localised use of water, and covering stockpiles.</p> <ul style="list-style-type: none"> <li>- Any stockpiled spoil/fill will be protected to minimise dust generation to avoid sediment moving offsite.</li> <li>- Vehicles transporting spoil from the site to be covered where required.</li> <li>- The burning of waste materials will not be permitted on site.</li> </ul>	<p>31/01/2023</p> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Maintenance records are provided in Hammertech. The following were sighted:</li> <li>- Excavator SH145X-g</li> <li>- Excavator KX080-3S</li> </ul> <p>Interview:</p> <ul style="list-style-type: none"> <li>- Colliers (CB) stated that equipment that requires maintenance is grounded until maintenance occurs.</li> <li>- Hansen Yuncken (DSJ) stated that topsoil stockpile to be reused, after which the remainder will be seeded. Prior to that, water cart is used to mitigate potential dust issue.</li> </ul> <p>Observation</p> <ul style="list-style-type: none"> <li>- No unacceptable dust was observed.</li> <li>- Dust mitigation measure were presented (water cart, with additional one coming), however not needed due to wet weather.</li> <li>- No vehicle has been used to transport soil offsite.</li> <li>- One larger topsoil stockpile was observed, where soil is still added into.</li> </ul>	<p>Recommendation:</p> <p>Dust mitigation/control must be conducted on the larger topsoil stockpile during dry weather or during increased wind.</p>	<p>Hansen Yuncken have enforced dust mitigation controls on the current topsoil stockpile on site. The civil contractor has provided a full-time water cart to mitigate any potential dust issues as a result of high winds on site.</p> <p>The remainder of the topsoil will then be seeded to avoid dust generation from high winds.</p>	CLOSED
CEMP 5.8 Soil Erosion and Water Quality C9, C20, C21(e)	G214	<ul style="list-style-type: none"> <li>- Temporary site security/safety fence to be constructed around the site, the site office area and the prosed sediment basin.</li> <li>- Sediment fencing to be provided downstream of disturbed areas, including any topsoil stockpiles.</li> <li>- Dust control measures including covering stockpile, installing fence hessian and watering exposed areas.</li> <li>- The construction of a temporary sediment basin designed to cater for a storm event up to and including the 1 per cent AEP storm event.</li> <li>- Stabilised site access at the construction vehicle entry/exits.</li> <li>- Stockpiled material to be located as far away from possible from any associated natural watercourses or temporary overland flow paths, with sediment fences installed to the downstream side of stockpiles and any embankment function.</li> <li>- Erosion and sediment control devices shall be properly maintained for the duration of the work. Maintenance includes ensuring adequate settlement times or flocculation and pumping of clean water.</li> </ul>	<p>31/01/2023</p> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Site secured with boundary fencing. Stockpiles dynamic – added to remove for reuse. Advised that water truck available for any dust mitigation. Stockpiles located away from water courses. Sediment controls installed along boundary (swales, Bales, Sedimentation base and geofab).</li> </ul>	<p>Recommendation:</p> <p>Strategy for long term dust mitigation of stockpile (e.g., seeding) is documented in the CEMP or SWMP.</p> <p>See G205 and 213.</p>	<p>Hansen Yuncken is currently using the topsoil stockpile on site. The water cart is being used to avoid dust generation on site.</p> <p>Once all the topsoil has been used on site, the stockpile will be seeded as per the CEMP. The anticipated date for all stockpile to be used within the site is Thursday 1<sup>st</sup> June 2023.</p>	CLOSED

Condition ID	Auditor #	Compliance Requirement	Audit finding	Audit Recommendation	Proponent's Response	Due Date/Status
		<ul style="list-style-type: none"> <li>- Wet weather management – in the event of heavy rain, site inspection will be undertaken prior to work commencing, with inspections to focus on:</li> <li>- The suitability of pedestrian access to the amenities and into the construction work areas.</li> <li>- The suitability of access for plant and equipment</li> <li>- The suitability of ground conditions for plant and equipment to operate</li> <li>- Identifying the construction zones suitable for work to commence</li> <li>- Actions to remediate those areas not suitable for work to commence (e.g., dewatering, preparing ground conditions and access ways, etc.)</li> </ul>				
CEMP 5.11.8 Unexpected Finds Protocol – Asbestos and Contamination  C9, C37	G217	<ul style="list-style-type: none"> <li>- If asbestos is detected in unexpected areas prior to or during, site development works the following 'Unexpected Finds Protocol' will apply:</li> <li>A. Site Manager is to be notified and the affected area closed off using barrier tape and warning signs. Warning signs shall be specific to Asbestos Hazards and shall comply with the AS1319-1994 – Safety Signs for the Occupational Environmental.</li> <li>B. An Occupational Hygienist is to be notified to inspect that area and confirm the presence of asbestos and to determine the extent of remediation works to be undertaken. A report detailing this information would be compiled by the Occupational Hygienist and provided to the principal (or their representative) and the site manager.</li> <li>C. The location of the identified asbestos material would be surveyed using sub-meter Differential Global Positioning System (DGPS).</li> <li>D. If the impacted soil is to be disposed offsite, it should be classified in accordance with the DECCW's Waste Classification Guidelines (2008) and disposed to be suitably licensed landfill. In dry and windy conditions, the stockpile would be lightly wetted and covered with plastic sheet awaiting disposal.</li> <li>E. All works associated with asbestos in soil would be undertaken by a contractor holding a class ASA licence. SafeWork NSW must be notified 7 days in advance of any asbestos works.</li> <li>F. Monitoring for airborne asbestos fibres is to be carried out during the soil excavation in asbestos contaminated materials.</li> <li>G. Documentary evidence (weighbridge dockets) of correct disposal is to be provided to the Principal (or their representative).</li> <li>H. At the completion of the excavation, a clearance inspection is to be carried out and written certification is to be provided by an Occupational Hygienist. If required, the filling material remaining in the inspected area can be covered/sealed by an appropriate physical barrier layer of non-asbestos containing material prior to sign-off.</li> </ul>	<p>31/01/2023</p> <p>Interview:</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken (DSJ) stated that JBS&amp;G is engaged when asbestos is encountered. Validation report will be required as part of the CLM Audit.</li> <li>- Hansen Yuncken (DSJ) stated that all asbestos were contained in the containment cell on site as part of the remedial action plan of the site. Building demolition waste docket following the asbestos removal is provided.</li> </ul> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- EnviroXConsulting (28 November 2022) Asbestos Clearance Inspection Report for 207 Barry Way Jindabyne NSW. Provided visual clearance and asbestos monitoring during asbestos removal work on site at a few locations and buildings (12 and 17) specified in the report. Report also provided the asbestos monitoring during the removal works.</li> <li>- Friable asbestos removal license of Australasian Technical Services NSW Pty Ltd.</li> <li>- Tiger Waste (Feb – March 2023) Monthly waste report. Record shows that Tiger Waste collect a mix demolition waste from the site and report noted that 95% are recycled items.</li> <li>- Demolition waste dockets for waste from Cottages 12, 13 and 17.</li> </ul>	<p>Recommendation:</p> <p>Validation report will be required in subsequent audits.</p>	<p>All asbestos removal works have been completed in accordance with Remedial Action Plan.</p> <p>A validation report will be completed by JBS&amp;G once all the asbestos remediation works are completed. This will be available for review in the next audit.</p>	CLOSED

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		<p>I. Validation samples would be collected from the remedial excavation to confirm the complete removal of the asbestos containing materials.</p> <p>J. The sampling locations should be surveyed using sub-meter DGPS.</p> <p>K. Details are to be recorded in the site record system.</p> <ul style="list-style-type: none"> <li>- Following clearance by an Occupational Hygienist, the area may be reopened for further excavation or construction work.</li> </ul>				
CEMP Inspections and Audits C9,	G221	<ul style="list-style-type: none"> <li>- The following inspections will be conducted on site throughout the time on the project: <ul style="list-style-type: none"> <li>o Fortnightly site inspections</li> <li>o Monthly task observations</li> <li>o 3 monthly internal audits</li> </ul> </li> </ul>	<p>31/01/2023 Record sighted:</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken Environmental Controls Observations, Site walkover / inspection 30 January 2023.</li> <li>- Hammertech Site inspection (22/01/2023). Rectification on the failure of sediment fencing was noted.</li> </ul>	<p>Task observation inspections and other inspection records will be reviewed in future audits.</p>	<p>The contractor has installed all erosion and sediment controls in accordance with the CEMP.</p> <p>After a rain event, Hansen Yuncken will conduct an audit on the existing controls to fix any controls that were impacted from the rain. This will ensure that the erosion and sediment control are being always maintained</p>	CLOSED
BMP 5.3 Biodiversity A34(c), C9, C19, B38(b)	G236	<p>Regular monitoring for flora and fauna will assess the effectiveness of mitigation measures implemented for the flora and fauna present (or potentially present) on site. Inspections of biodiversity aspects will occur during the construction phase of the project. This will involve weekly inspections and monitoring of:</p> <ul style="list-style-type: none"> <li>- Site environmental fencing</li> <li>- Vegetation clearance extents</li> <li>- Weed monitoring</li> <li>- Erosion and sediment controls</li> </ul>	<p>31/01/2023 Record sighted:</p> <ul style="list-style-type: none"> <li>- Hammertech Site Inspection (22/11/2023). Rectification on the failure of sediment fencing was noted.</li> </ul>	<p>The CEMP requires fortnightly site inspection, whereas this item requires weekly inspection.</p> <p>Recommendation:</p> <p>The inspection frequency between the CEMP and CMP should be made consistent. Subsequent audits will review that the nominated frequency is achieved.</p>	<p>Hansen Yuncken will update the CEMP to align the inspection frequency to weekly to ensure consistency with the CEMP, CMP and this condition.</p>	CLOSED
CSWMSP 2 and 2.11 Sediment and erosion control – sediment basin and its maintenance A2(c) & C26(b)	G248	<p>Four temporary sediment basins have been designed to capture site runoff during construction. Prior to any forecast weather event, likely to result in sediment laden runoff on the site, dewatering is to be undertaken to provide sufficient capacity to capture sediment laden water from the site. Any sediment laden water captured on site must be treated to ensure it will achieve Council's water quality objectives prior to its release from site. A sample of the released treated water must be kept onsite in a clear container with the sample date recorded.</p> <ul style="list-style-type: none"> <li>- No aluminium-based products may be used to treat turbid water (flocculating/coagulants) on site without the prior written permission from an appropriate Council Officer. The applicant must have demonstrated ability to use such products correctly and without environmental harm prior to any approval.</li> <li>- The chemical/agents (flocculating/coagulants) used in Type D and Type F Basins to treat turbid water captured in the basin must be applied in</li> </ul>	<p>31/01/2023 Observation:</p> <ul style="list-style-type: none"> <li>- 10 sediment basins were constructed.</li> </ul> <p>Interview:</p> <ul style="list-style-type: none"> <li>- No water discharge has occurred as water is allowed to seep through the ground.</li> </ul>	<p>Recommendation:</p> <p>The adequacy of sediment basins must be reviewed, with contingency in place should this not be adequate.</p>	<p>The contractor has installed all erosion and sediment controls in accordance with the CEMP.</p> <p>After a rain event, Hansen Yuncken will conduct an audit on the existing controls to fix any controls that were impacted from the rain. This will ensure that the erosion and sediment control are being always maintained. This will also ensure that the current sediment basins are effective and suitable for the site conditions</p>	CLOSED

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		<p>concentrations sufficient to achieve Council's water quality objectives (TSS &lt;50mg/L Turbidity &lt;60 NTU 6.5&lt;ph &lt;8.5) within the 5-day rainfall depth used to calculate the capacity of the basin, after a rainfall event.</p> <ul style="list-style-type: none"> <li>- All manufacturer's instructions must be followed for the use of any chemicals/agents used on site except where approved by the responsible person or an appropriate Council Officer.</li> <li>- Sufficient quantities of chemicals/agents to treat turbid water (flocculating/coagulants) must be placed such that water entering the basin mixes with the chemical/agents and is carried into the basin/trap.</li> <li>- The sediment basing to be dewatered as soon as practical once water captured in the basin achieves Council's water quality objectives.</li> <li>- Inspect the sediment basin after each rainfall events and/or weekly. Ensure that all the sediment is removed once the sediment storage zone is full. Ensure that the outlet and emergency spillway works are maintained in a fully operational condition at all times.</li> </ul>				
CWMSP – Training B18(a,b), C9	G252	All civil and construction works subcontractors will receive suitable training in separation of waste materials, and practices to be followed in the event that contaminated materials are encountered.	<p>31/01/2023:</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken (DSJ) stated that contractors will be trained, noting bins just received today.</li> <li>- Hansen Yuncken (DSJ) stated that Tiger Waster contractor will provide separation of waste.</li> </ul>	<p>Recommendation:</p> <p>Site induction should be amended to include waste separation.</p> <p>Waste tracking will be reviewed in subsequent audits.</p>	Hansen Yuncken have included waste separation in the site inductions for all contractors. This will ensure that all contractors are trained and aware of the waste strategy on site. This will be available for review in future audits.	CLOSED
CTPMP App E Driver's code B22(d)	G259	<ul style="list-style-type: none"> <li>- A Drivers Code of Conduct will be strictly enforced by the Principal Contractor. Any drivers found to be in breach of the Drivers Code of Conduct will be notified of the breach, as would their immediate managers, who would in turn be required to provide additional training/guidance to the driver. Any repeat offender would be prevented from returning to site.</li> <li>- Where it is necessary for any truck movements to occur outside of the hours, an approved OHW Permit will be required prior to any such truck movements. The Principal Contractor must be notified of any intention for truck movements outside of the approved construction hours and provide approval for the PHW Permit application prior to its submission to the relevant authorities.</li> <li>- Drivers are to travel within the posted street speed limit and no greater than 20km/hr within the site at all times.</li> <li>- All vehicles are strictly required to enter and depart the site in a forward direction.</li> <li>- A designated truck route must be used by all truck drivers at all times, other than contractors located in the local area using (approved) roads for access.</li> </ul>	<p>31/01/2023:</p> <p>Interview:</p> <ul style="list-style-type: none"> <li>- Hansen Yuncken (DSJ) stated that Out of Hours Work is not yet anticipated.</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Nil traffic movements on-off site. Safe movement of earthwork equipment observed.</li> </ul>	<p>Recommendation:</p> <p>Signage showing speed limit onsite should be posted.</p>	Hansen Yuncken have installed a 10km/hr speed limit on site.	CLOSED

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		<ul style="list-style-type: none"> <li>- Driver has to follow incident procedure, satisfy driver responsibilities and Code of Conduct.</li> <li>- A designated truck route must be used by all truck drivers at all times, other than contractors located in the local area using (approved) roads for access.</li> </ul>				

