



## MITIGATION MEASURES

The measures identified to mitigate the potential environmental impacts of the proposed development are described in detail within Section 9 of the Environmental Impact Statement dated 19 October 2020.

The proposed additional mitigation measures identified within the Response to Submission Report dated 27 September 2021 are highlighted in red within the updated table below. ~~Strikethrough~~ text is used to denote proposed deletions.

Item	Potential Impact	Mitigation Measure
Built Form and Urban Design	Bulk and scale of proposed warehouse and ancillary office and variation to FSR control.	Maintain engagement with the 'design Architect' through the detailed design of the proposed development.
Landscape	A public domain that does not integrate or operates in conflict with the surrounding area.	Adopt and implement landscape plan prepared by Site Image ( <b>Appendix J</b> ) and mitigation measures within the Arborist Report prepared by Naturally Trees at <b>Appendix I</b> . These include:
	Loss of trees.	<ul style="list-style-type: none"> <li>▪ <b>Protection of retained trees</b> –tree sensitive construction measures must be implemented as prescribed by AS 4970 – 2009 <i>Protection of trees on development sites</i>.</li> <li>▪ Excavation works required to be undertaken within the TPZ should be performed by hand under the supervision of the project arborist. Works are to be carried out in accordance with the Arboricultural Method Statement prepared by Naturally Trees.</li> <li>▪ <b>Replacement planting</b> – in accordance with the new landscaping scheme proposed and included at <b>Appendix J</b>. The proposed landscaping scheme includes semi-mature trees to be planted in prominent locations. The new trees should have the potential to reach a significant height without excessive inconvenience and be sustainable in the long term.</li> </ul>
Visual Impact	Impacts on the surrounding context.	Maintain proposed building envelope as per Architectural Plans prepared by Nettleton

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		Tribe <b>Issue 2 dated 15.1.2021</b> <del>(Appendix C)</del> .
Overshadowing.	Potential shadow impacts to adjacent public open space and private open space within the site.	Maintain proposed building envelope as per Architectural Plans prepared by Nettleton Tribe <b>Issue 2 dated 15.1.2021</b> <del>(Appendix C)</del> .
European Heritage	Imposition on surrounding heritage listed items	Adopt the recommendations of the Heritage Impact Statement ( <b>Appendix G</b> ) prepared by Urbis.
Aboriginal Heritage and Archaeology	The potential for in-situ Aboriginal archaeological deposits to be found on site.	<p>Adopt the recommendations of the Historical Archaeological Assessment (<b>Appendix EE</b>) and complete the Aboriginal Cultural Heritage Assessment prepared by Urbis dated February 2021. prior to the determination of the SSSA (<b>Appendix P</b>). A copy of the draft ACHA has also been provided at <b>Appendix P</b>.</p> <p>An Aboriginal cultural heritage research design and excavation methodology, including a staged testing and salvage program, is be developed for those areas with intact deposits, including:</p> <ul style="list-style-type: none"> <li>▪ Aboriginal cultural heritage research questions</li> <li>▪ The proposed staging and timing of excavations in relation to the development phases</li> <li>▪ A staged testing and excavation methodology for those areas of moderate and moderate to high archaeological potential</li> <li>▪ Detailed triggers for expansion of test pits to salvage excavation</li> <li>▪ A methodology for the excavation of features such as, but not limited to, hearths, knapping floors and middens</li> <li>▪ Artefact analysis methodology</li> <li>▪ Identified stop points where additional consultation with registered Aboriginal parties and Heritage NSW may be</li> </ul>

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		<p>required if significant Aboriginal objects are identified</p> <ul style="list-style-type: none"> <li>▪ Sampling and dating methodology</li> <li>▪ Short term and long term care and control of any Aboriginal objects</li> <li>▪ Reporting requirements</li> <li>▪ Consultation with the registered Aboriginal parties for the project.</li> </ul>
Traffic	Increased traffic on local roads (Operational).	<p>Provision of a maximum of 371 car spaces, 4 pickup spaces and 106 bicycle spaces as per the Transport, Traffic and Parking Report prepared by CBRK dated January 2021. at <del>Appendix H.</del></p> <p>Provision of a fourth signalised intersection approach to the Edinburgh Road/Smidmore Street intersection and separate vehicular access for delivery vehicles and employee parking. The intersection design is to be consistent with the final TCS Plan submitted with the CBRK correspondence dated 20 August 2021 and endorsed by TfNSW on 21 September 2021.</p>
	Increased traffic on local roads (Construction).	Adopt the recommendations of the Draft Construction Traffic and Pedestrian Management Plan prepared by CBRK dated October 2020 at <del>Appendix H.</del>
	Additional demand for on-street car parking spaces (Operational and Construction).	Preparation of a Work Travel Plan as per the recommendations within the Transport, Traffic and Parking Assessment dated January 2021 included at <del>Appendix H.</del>
Pedestrian management	Conflict with pedestrian and cycle/vehicle operations (Operational).	The proposal provides separate vehicular access for delivery vans and employees. Upgrades are also proposed to the pedestrian and cycleway along Sydney Steel Road to improve pedestrian and cyclist safety.
	Conflict with pedestrian and cycle/vehicle operations (Construction).	Consistency with the Construction Traffic and Pedestrian Management Plan prepared by CBRK dated October 2020 ( <del>Appendix H</del> ) and CMP prepared by Root Partnerships dated 5 February 2021 ( <del>Appendix N</del> ).

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Biodiversity	Loss of biodiversity values as a result of the development.	A BDAR waiver ( <b>Appendix O</b> ) was issued by the NSW DPIE and OEH. It was determined that a BDAR is not required as part of this SSDA.
ESD / Environmental Performance	Irreversible increase in energy usage.	Adopt the recommendations of the Ecological Sustainable Development Report prepared by WSP included at <b>Appendix L</b> .
Solar Reflectivity	Adverse impact on reflectivity of the proposed buildings on public domain, pedestrians and motorists.	Maintain the proposed external materials and finishes and adhere to the recommendations within the Solar Reflectivity Assessment ( <b>Appendix GG</b> ) prepared by Windtech.
Air Quality and Odour	Air quality, odour and dust emissions (construction)	Implementation of the mitigation measures contained within the Air Quality and Odour Assessment prepared by Northstar Air Quality at <b>Appendix BB</b> .
Noise and Vibration	Adverse noise and vibration impact upon neighbouring sensitive receivers during operation.	<p>Implementation of the mitigation measures contained within the <b>updated SSDA</b> Acoustic Report prepared by Acoustic Logic <del>and included at <b>Appendix Z</b></del> <b>dated 1 September 2021, including:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Façade requirements to achieve required indoor noise levels (Section 5.2)</b></li> <li>▪ <b>Recommended mitigation measures to meet the noise emission requirements (Section 7.6)</b></li> </ul>
	Adverse noise and vibration impact during construction	<p>Implementation of the mitigation measures contained within the Preliminary Construction Noise and Vibration Plan prepared by Acoustic Logic at <b>Appendix HH</b> including:</p> <ul style="list-style-type: none"> <li>▪ Community consultation and notification;</li> <li>▪ Respite periods;</li> <li>▪ Vibration monitoring;</li> <li>▪ Quiet work methods;</li> <li>▪ Complaints handling;</li> <li>▪ Site induction.</li> </ul>
Flooding	Site inundation during flood events and stormwater system capacity.	Implementation of the mitigation measures within the Flood Management Plan prepared

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		<p>by Richmond + Ross <b>dated February 2021</b> included at <del>Appendix W</del> including:</p> <ul style="list-style-type: none"> <li>▪ Flood flow diversion channels and detention chambers; and,</li> <li>▪ Flood proofing of habitable areas along the flood front to 300mm above the finished floor level (Floor level being 4.86mAHD).</li> </ul>
Stormwater Quality	Adverse impact on the quality of stormwater runoff (Operation).	Implementation of the Stormwater Management Strategy prepared by Richmond + Ross <b>dated February 2021</b> included at <del>Appendix AA</del> .
	Adverse impact on the quality of stormwater runoff (Construction).	Implementation of the Stormwater Management Strategy prepared by Richmond + Ross <b>dated February 2021</b> included at <del>Appendix AA</del> .
Waste Management	Waste production (Operation).	Implementation of the Waste Management Plan prepared by Land and Groundwater Consulting at <b>Appendix M</b> .
	Waste production (Construction).	Implementation of the Waste Management Plan prepared by Land and Groundwater Consulting at <b>Appendix M</b> .
Hazardous Materials	Exposure to hazardous materials.	The results of the SEPP 33 assessment indicate the threshold quantities for the dangerous goods to be stored and transported are not exceeded and therefore SEPP 33 does not apply to the proposed development. As the facility is not classified as potentially hazardous, it is not necessary to prepare a Preliminary Hazard Analysis for the facility as SEPP 33 does not apply.
Airspace	Impact on prescribed and protected airspace	Maintain proposed height and building envelope in accordance with the Architectural Plans <b>Issue 2 dated 15.1.2021</b> included at <del>Appendix C</del> .
Contamination	Health and ecological impacts risks from presence of contaminants.	Implementation of the recommendations within the Stage 2 Site Investigation Report prepared by JK Environments at <b>Appendix R</b> including:

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		<ul style="list-style-type: none"> <li>▪ Complete a Hazardous Building Materials Assessment (Hazmat) for the existing structures at the Site;</li> <li>▪ Prepare and implement an Asbestos Management Plan for soil disturbance in the vicinity of BH117;</li> <li>▪ Prepare and implement an Unexpected Finds Protocol for the development works; and</li> <li>▪ Prepare and implement an ASS Management Plan for the proposed development.</li> </ul> <p>The following should also be implemented in the event of an unexpected find:</p> <ul style="list-style-type: none"> <li>▪ All work in the immediate vicinity should cease and temporary barricades should be erected to isolate the area;</li> <li>▪ A suitably qualified contaminated land consultant should be engaged to inspect the find and provide advice on the appropriate course of action. In the event that the unexpected find triggers remediation, the requirements of SEPP 55 must be addressed (e.g., notifications to Council); and</li> <li>▪ Any actions should be implemented and validated to demonstrate that there are no unacceptable risks to the receptors.</li> </ul>
		<p>Implementation of the recommendations within the Site Audit Statement at <b>Appendix KK</b>.</p> <ul style="list-style-type: none"> <li>▪ Preparation of a remedial action plan (<b>RAP</b>) in accordance with the NSW EPA (2020) <i>Consultants reporting on contaminated Land: Contaminated land guidelines</i>. The RAP should be reviewed by a NSW EPA Accredited Site Auditor.</li> <li>▪ Preparation of a final site validation report by a qualified environmental consultant documenting the works undertaken in accordance with the RAP</li> </ul>

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		<p>and certifying the suitability of the site for the proposed development.</p> <ul style="list-style-type: none"> <li>▪ Preparation of an Environmental Management Plan (<b>EMP</b>) for the management of any contamination remaining on site following redevelopment that presents a risk to human health or the environment.</li> <li>▪ Preparation of a Section A Site Audit Statement by a NSW EPA Accredited Site Auditor reviewing the above information and confirming the suitability of the site for the intended use.</li> <li>▪ Any future use of groundwater would require appropriate regulatory approvals from the NSW Office of Water.</li> </ul>
Construction	Impacts associated with public safety, visual amenity, noise, waste and traffic management in the locality during construction.	<p>Implementation of the mitigation measures contained within the Draft Construction Management Plan prepared by Root Partnerships dated <b>5 February 2021 (Appendix N)</b> and Preliminary Construction Noise Management Plan prepared by Acoustic Logic (<b>Appendix HH</b>).</p> <p>Preparation of a detailed construction traffic management plan upon appointment of the building contractor.</p>
Infrastructure provision	Adequate connection to infrastructure and utilities and adequate infrastructure capacity.	<p><b>Relocate stormwater culvert and easement in accordance with amended architectural plans Issue 2 dated 15.1.2021.</b></p> <p><del>Maintain ongoing discussions with Sydney Water to facilitate a satisfactory engineered solution regarding the Sydney Water easement and channel. As per <b>Appendix T</b>, if the stormwater easement cannot be retained in its current location, relocating the existing stormwater system to allow construction of the proposed building is a satisfactory mitigation measure.</del></p>
Building Standards	Adequate access for people with a disability.	Ensure adherence to BCA, accessibility objectives under the BCA, Disability (Access

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	Adherence to Building Code of Australia	<p>to Premises – Buildings) Standards 2010 (Premises Standards), and the relevant Australian Standards as they relate to access to premises and the intent of the Disability Discrimination Act 1992 (Cth) (DDA) as outlined in the BCA Assessment at <b>Appendix Y</b> and Access Report at <b>Appendix Z</b>.</p> <p>Continue to work with MGAC as the scheme progresses to ensure appropriate outcomes are achieved in building design and external domain design.</p>
Crime and Safety	Adverse impact on the safety and security of local community.	Detailed design to include compliance with mitigation measures and recommendations contained within the Social and Economic Assessment prepared by Hill PDA ( <b>Appendix K</b> ) and CPTED Assessment prepared by WPS at <b>Appendix II</b> . These include:
	Antisocial and criminal behaviour.	<ul style="list-style-type: none"> <li>▪ Incorporate Crime Prevention Through Environmental Design (CPTED) principles into the proposal to hinder anti-social behaviour on Site.</li> <li>▪ Prepare a Construction Management Plan prior to commencement of works with appropriate detailed mitigation measures.</li> <li>▪ Limit vehicle movements between 11pm and 6am and manage accordingly with neighbouring properties.</li> <li>▪ Provide on-site parking for employees to reduce potential stress on public transport network.</li> </ul>
Cumulative	Cumulative impacts (traffic, noise, dust, etc.) associated with construction and other development in the area.	Implementation and finalisation of the Draft Construction Pedestrian and Traffic Management Plan ( <b>Appendix H</b> ) and the Construction Environmental Management Plan prepared by Root Partnerships <b>dated 5 February 2021</b> ( <del>Appendix N</del> ).