URBIS

SSD-78996460 – RESPONSE TO SUBMISSIONS: APRIL 2026

APPENDIX C – ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES

The following section provides recommendation for mitigation measures in response to potential impacts identified in the EIS and Submissions Report. The structure of mitigation measures is based on the DPHI's hierarchy of approaches for managing impacts identified in the *Draft Environmental Impact Assessment Guidance Series* released in June 2017, as:

- **Performance based measure** – identify performance criteria that must be complied with to achieve an appropriate environmental outcome but do not specify how the outcome is to be achieved.
- **Prescriptive measure** – require action to be taken or specify something that must not be done.
- **Management based measure** – identify one or more management objectives that must be achieved through the implementation of a management plan.

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment. The following table illustrates how the matters raised within the SEARs will be addressed.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk Management–Principles and Guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. In accordance with the SEARs, the Environmental Risk Assessment (ERA) addresses the following significant risk issues:

- The adequacy of baseline data;
- The potential cumulative impacts arising from other developments in the vicinity of the site; and
- Measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Likelihood		Consequence	
A	Almost certain	1	Widespread and/or irreversible impact
B	Likely	2	Extensive but reversible (within 2 years) impact or irreversible local impact
C	Possible	3	Local, acceptable or reversible impact
D	Unlikely	4	Local, reversible, short term (<3 months) impact
E	Rare	5	Local, reversible, short term (<1 month) impact

The risk levels for likely and potential impacts were derived using the following risk matrix.

CONSEQUENCE	LIKELIHOOD				
	A	**B**	**C**	**D**	**E**
1	High	High	Medium	Low	Very low
2	High	High	Medium	Low	Very low
3	Medium	Medium	Medium	Low	Very low
4	Low	Low	Low	Low	Very low
5	Very low	Very low	Very low	Very low	Very low

The results of the environmental risk assessment for the proposed development are presented in the below table and are based upon the range of technical and specialist consultant reports appended to the EIS. The table has directly related mitigation measures responding to each impact also based upon the range of technical and specialist consultant reports appended to the EIS.

N.B. **'O' – Operational; 'C' – Construction**

'Pe' – Performance based mitigation measure; 'Pr' – Prescriptive based mitigation measure 'Ma' – Management based mitigation measure

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Connecting with Country	Development of a proposal that does not respect and care for Country	C & O	C	3	Medium	▪ Consider carrying out additional consultation at later stages of the project, for example: consultation specific to Aboriginal plantings landscaping, interpretation and public art strategies for the site. ▪ The ICIP guidelines outlined in section 2.8 should be followed in future consultation – particularly in implementing the recommendation of the Aboriginal Heritage Interpretation and Art Strategy. Implementing Aboriginal Heritage Interpretation and Art Strategy will assist in identifying and conveying key cultural relationships and historic narratives. ▪ Establish protocols to maintain communication with cultural stakeholders. ▪ Incorporate the word “Gamaragal” into signage and wayfinding. ▪ Where possible use Gamaragal dialect (Sydney Language) and/or Dharug Language in wayfinding and interpretive signage ▪ Consult with Aboriginal knowledge holders when conducting and developing environmental management recommendations to educate wider community, to support the maintenance of this knowledge, and improve the health of ecosystems.	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						▪ Provide training and employment opportunities for Aboriginal community members and businesses in various stages of the project's development. ▪ Commission a Welcome to Country ceremony for important milestone events, breaking ground, official opening etc., noting that a Welcome to Country needs to be done by a formal Aboriginal representative (eg AHO, Metro LALC). ▪ Invite members of the local Aboriginal community to events as guests. ▪ Consider how the development might interact with local celebrations of Aboriginal culture, festivals, Sorry Day, NAIDOC. ▪ Ensure the design concept includes a space where community can gather/have access and feel welcome, culturally safe while doing so. ▪ Consider inclusion of areas within the development where Aboriginal community members can interpret their own history and relationships to Country from their own perspectives (heritage, history, environment, art) ▪ Commit to undertaking post-occupancy evaluations, build on successes and create action plans for areas identified as needing improvement.		

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						▪ Embed Aboriginal engagement as an important element in the development, including its future life. ▪ Consider inclusion of areas within the development where Aboriginal community members can interpret their own history and relationships to Country from their own perspectives (heritage, history, environment, art) ▪ Consider cultural awareness projects which can be implemented, for potential residents, neighbours, and wider community. For the lower north shore there is potential to connect to the educational offerings of the Aboriginal Heritage Office (AHO).		
Wind Environment	Impacts of the development on the surrounding wind environment	O	B	3	Medium	▪ **Building entries** – Maintain the proposed airlock system and setback at the building entrance. – The proposed trees located near the building entries will further alleviate local wind impacts ▪ **Surrounding Pedestrian Footpaths** – Retain/replace the existing street trees on the Roseville Avenue, Lord Street and Martin Lane frontages ▪ **Communal Open Space on ground level** – Retain the proposed trees and landscaping envisaged in the	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						Landscape Strategy. Trees and landscaping are to include evergreen, densely foliated species of at least 3 metres in height to ensure their effectiveness year-round. – Any seating areas are to be located under the proposed trees with generous canopies. ▪ **Elevated corner balconies** - Ensure the balustrade height achieves at least 1.5m as depicted in the architectural plans. ▪ **Frameless glass screens to balconies as depicted on the architectural plans.**		
Traffic, Transport & Parking	Impacts of the construction of the development on the traffic and pedestrians	C	B	3	Medium	The CPTMP is to be implemented as part of the construction works associated with the proposed development. A detailed CTMP will be prepared prior to construction. Mitigation and management measures specified as part of the CPTMP relate to: ▪ Work hours; ▪ Worker induction; ▪ Site access, loading, and works zones; ▪ Construction worker parking; ▪ Heavy vehicle access routes and swept path diagrams; and ▪ Pedestrian and cyclist access.	Ma	Low
Traffic, Transport & Parking	Impacts of the operation of the development with regard to sustainability and climate change	O	C	3	Medium	The Preliminary GTP is to outline the overarching requirements for the GTP. As a 'living' document, the GTP is to be updated regularly as part of an ongoing review to ensure it remains relevant and	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						reflective of current conditions. The primary objectives of the GTP are to: ▪ Reduce the environmental footprint of the site; ▪ Set future travel mode share targets; ▪ Improve access, amenity, convenience, and safety of sustainable transport modes to/ from the site; ▪ Promote the use of 'active transport' modes such as walking and cycling, particularly for short-medium distance journeys; ▪ Reduce reliance on the use of private vehicles for all journeys; and ▪ Encourage a healthier, happier, and more active and public transport use culture. The GTP sets indicative targets to encourage modal shift away from private vehicles to utilising public and active transport networks as set out below. The GTP sets out measures and actions strategies to achieve these targets including promoting active travel, car pooling and public transport, as well as providing information on sustainable travel choices to residents. So as to record the overall success, as well as the effectiveness of the individual measures, monitoring and review of the GTP should be conducted at regular intervals.		
Noise and Vibration	Impacts of the construction of the development on surrounding properties	C	A	3	Medium	▪ Preparation of a Construction Environmental Management Plan ▪ Noise and vibration monitoring, reporting and response procedures ▪ Selection of equipment and process	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						▪ Selection of alternate appliance or process ▪ Location of static plant ▪ Use of screens or enclosures and erection of hoarding (typically only feasible for static plant) ▪ Acoustic barries ▪ Silencing devices ▪ Treatment of specific equipment ▪ Material handling/vehicles ▪ Establishment of site practices ▪ Scheduling of noisy activities and provision of respite periods ▪ Notification ▪ If construction noise levels are predicted is exceed the HNML 75dB(A) during any stages of the project, the following is to be undertaken: – During preparation of the construction program (CC stage), acoustic review of proposed construction activities and plant/methods should be undertaken to identify work items likely to exceed Noise Management Levels. – For those activities likely to generate high noise levels, the analysis should identify where on the site are the areas likely to result in high noise levels. This will then assist in determining the likely time period for which high noise levels will occur. – Identify feasible acoustic controls or management techniques (use of screens, scheduling of noisy works,		

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						notification of adjoining land users, respite periods) when excessive levels may occur. – For activities where acoustic controls and management techniques still cannot guarantee compliant noise levels, implement a notification process whereby nearby development is made aware of the time and duration of noise intensive construction processes. ▪ Where required, vibration monitors may be installed at critical locations to determine any impact. Ongoing review and assessment of vibration impact will be conducted throughout the construction process to determine appropriate vibration levels. The specific location and quantity of vibration monitors to monitor residential houses are to be determined in consultation with the builder and structural engineer.		
Noise and Vibration	Impact of the surrounding road and rail network on the amenity of the proposed dwellings	O	B	3	Medium	▪ Glazed Windows and Doors Acoustically rated external windows and doors are required. Aluminium framed/sliding glass doors and windows will be satisfactory provided they meet the criteria specified at Table 10 of the NVIA. All external windows and doors listed are required to be fitted with Q-lon type (or equal) acoustic seals. In addition, the Rw rating of the glazing fitted into open-able frames and fixed into the building opening should not be lower than	Pr	Very low

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						the values listed in Table 11 of the NVIA. ▪ External walls External walls should be constructed from concrete/masonry elements will not require any acoustic upgrading to achieve the acoustic requirements specified in the NVIA. ▪ Non-glazed Entry Doors Doors are required to be minimum 44mm thick solid core timber (minimum 32 kg/m^2 surface density), fitted with full perimeter acoustic seals equal to Raven RP10 to the top and sides and Raven RP38 to the underside of a hinged door. ▪ Penetrations in the External Envelope It is required to acoustically treat all penetrations in the external envelope, including any supplementary ventilation system, to prevent that the acoustic performance of the building envelope from being reduced. ▪ Mechanical Plant Noise emissions from all mechanical services to the closest residential receivers should comply with the requirements of section 5.1 of the NVIA. ▪ Mechanical Treatment Detailed acoustic review should be undertaken at Construction Certificate stage to determine acoustic treatments to control noise emissions to required levels.		

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Water Management	Impacts of the development on stormwater water quantity or quality	O	C	3	Medium	To result in acceptable stormwater impacts from the proposed development, OSD tank (minimum size of 178m^3) to attenuate peak flow discharging from site to a PSD of 195 l/sec. The following stormwater quality management measures are proposed: ▪ 10kL rainwater reuse tank ▪ OceanProtect's Ocean Guards litter baskets at every grated inlet pit ▪ 16 x 690mm stormfilter cartridges ▪ Vegetated swale.	Pr	Very low
Ground & Water Conditions	Impacts of the construction of the development on surrounding ground and groundwater conditions	C	C	3		<u>Site Preparation</u> Dilapidation (building condition) reports should be undertaken on surrounding properties prior to commencing work on the site to document any existing defects so that any claims for damage due to construction related activities can be accurately assessed. As a minimum this should include the adjacent residences southwest of the site (14 Lord Street and 19 Roseville Avenue), the scout hall north of the site (29 Roseville Avenue), and all other road pavements and infrastructure surrounding the site. <u>Excavation</u> Vertical excavations in fill, natural soils and weathered rock will not be self-supporting and will need to be temporarily and permanently supported by shoring walls. Temporary batters of 1.5(H):1(V) may be used for excavations to a maximum depth of 3m in the fill and residual soil profile. Higher batters may need to incorporate an intermediate bench and additional	Ma	Low

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						stability analysis will be required to determine the safe batter slopes. All surcharge loads must be kept behind a distance from the crest equal to the height of the batter. Permanent batters for excavations and embankments should be no steeper than 2.5(H):1(V) and flatter, where vegetation maintenance is required. Erosion protection should be provided for all permanent batters. A properly designed shoring system, combined with basement setbacks from site boundaries, will minimise geotechnical impacts on adjoining properties. A Geotechnical Monitoring Plan will be implemented to monitor shoring performance during construction. Ground movement and stress relief it is recommended that appropriate allowance be made for movements in the order of 0.05% to 0.2% of the excavation height in construction and planning. Survey points and inclinometers should be used to monitor the side wall movement of the excavation. Groundwater During construction it is anticipated that seepage into the excavation could be controlled by perimeter drains connected to a "sump-and-pump" system. This SSDA is for integrated development, with approval from the Department of Climate Change Energy Environment and Water (**DCCEEW**) sough for the construction of the proposed drained basement. The drained basement will require permanent subfloor drainage to direct		

		seepage to the stormwater drainage system. Seepage will likely contain relatively high levels of soluble iron that will form a precipitate in the form of a gelatinous ‘sludge’ when exposed to oxygen. This ‘sludge’ has the potential
		to block-up subsoil (gravel) drains and ‘seize-up’ pumps. Therefore, detailing of subfloor drains, sumps and pumps should incorporate provision for regular maintenance such as flushing and ‘rodding’ of drains and / or “baffle” pits. <u>Geotechnical construction monitoring</u> Geotechnical monitoring will be required through the construction phase of the project to ensure design requirements are met and impacts to adjacent infrastructure is controlled. It is recommended that a Geotechnical and Hydrogeological Monitoring Plan (**GHMP**) to be prepared when the detailed design has been progressed to at least 75%. The recommended final GHMP would include as a minimum, the following elements: ▪ Roles and responsibilities; ▪ Monitoring systems, procedures and trigger levels; ▪ Hydrogeological monitoring; ▪ Vibration monitoring; and ▪ Certification requirements. <u>Basement Construction</u> It is considered that there are some contamination risks that will need to be managed during dewatering, therefore, the following measures are proposed to manage these risks: ▪ Additional groundwater quality testing prior to undertaking dewatering to further characterise groundwater contamination across the site;

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						▪ Design the dewatering treatment system with consideration of the potential contaminants of concern; ▪ Undertaking initial testing (pilot trial) of the treatment system prior to discharge; and ▪ Continual testing of groundwater during dewatering. <u>Dewatering and Disposal</u> Below are the key principles for the proposed management strategy based on the anticipated methodology for dewatering and disposal. Please refer to Section 9 of the HMP for further details. ▪ Water quality control ▪ Treatment system pilot trial ▪ Monitoring and reporting ▪ Personnel and relevant responsibilities ▪ Contingency plan. <u>Electrolysis</u> The following conservative protective measures, where possible and/or practical, are proposed to mitigate against long-term stray current corrosion at on-ground and in-ground metallic structures: ▪ The installation of heavy plastic membrane (e.g. Fortecon) under (or behind) all reinforced concrete slabs, permanent retaining walls, permanent anchors, piers/piles, and metallic posts/bollards to electrically isolate from soil and stray currents. Note, this may not always be possible/practical at piers/piles or when friction is relied upon for structural purposes.		

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						▪ Ensure the high strength (minimum 32 MPa), high cover (minimum 50 mm) concrete is used to effectively prevent/limit soil moisture penetrating through to the steel/metal. ▪ The use of plastic, rather than metallic, in-ground pipework and tanks. In the event buried metallic pipework and/or cables are installed within the site, installation within sealed non-metallic conduit is recommended. Where this is not possible (for example at metal water main feeds), insulating flanges/fittings/unions at the property boundary/meter can be used to electrically isolate the property piping. ▪ A minimum of two electrolysis test points such as an Erico Earthbridge DB12CS701, in conjunction with an Ag/AgCl permanent reference electrode installed close to the reinforcing steel, shall be provided at every at/below ground level. This is to assist with potential (stray current) monitoring.		
Trees & Landscaping	Impacts from demolition and construction of the development on trees within the site and on adjoining land	C	C	3	Medium	▪ Retain and protect Trees 1, 5-6, 20, 39,49, 52-53, 63-74, 85, 88, 93, 102, 110 & 115-116 (26 trees) in accordance with the Tree Location Plan & Tree Protection Specification held at Appendix 2 & 5, AS497-2009 Protection of trees on development sites ▪ A Project Arborist experienced in tree protection on construction sites will be engaged prior to the	Pe	Low

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						commencement of any works on site. The Project Arborist must monitor and report regularly to the Principal Certifying Authority (PCA) and the Applicant on the condition and protection of the retained trees during the works. The Project Arborist is to supervise and monitor any excavation, machine trenching or compacted fill placement within the TPZ of retained trees throughout construction. ▪ Following the design development and prior to any construction works taking place on site, a dedicated Tree Protection and Management Plan is to be prepared by a suitably qualified AQF Level 5 Arborist. The purpose of this document is to provide a suitable framework for tree protection to ensure all trees nominated for retention are not adversely impacted by the proposed works. ▪ The decking and pathways within the NRZ of Trees 39, 52, 88 & 93 are to be constructed utilising lightweight, raised, low profile decking or grate structure (FRP). The structure is to be constructed entirely above the existing ground levels with minimal excavation for isolated supports/piers to mitigate potential impacts within the root zone. The final design, levels and construction methodology of the are to be reviewed and approved by the Project Arborist prior to construction. Works associated with the isolated footings/piers of the		

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						elevated pathways and decking within the NRZ of Trees 39, 52, 88 & 93 must be undertaken under the supervision of the Project Arborist. ▪ Initial test exploratory excavation must be undertaken for footing/pier locations to a depth of 600mm to ensure no conflict with existing significant tree roots. Exploratory test excavation is to be carried out by hand using non-motorised hand tools or pneumatic excavation methods (or similar approved device) to protect tree roots. Should test excavation reveal conflict between the proposed footing/piers locations and existing significant tree roots, footings/piers are to be re-positioned as directed by the Project Arborist to avoid any conflict. ▪ Prior to the installation of the proposed seating walls, nature themed play area elements and recycled brick seating within the NRZ of Trees 52, 88 & 93 test excavation for proposed pier / footing locations is to be completed under the supervision of the Project Arborist using root-sensitive techniques such as hand digging using non-motorised tools or via pneumatic device (i.e AirSpade). If any roots >25mmØ are encountered during this process, the Project Arborist is to determine whether the pier / footing is to be required relocated or re-designed in order to avoid significant impacts.		

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						▪ Remove Trees Trees, 2-4, 7- 19, 21-38, 40-48, 50-51, 54-62, 75, 77- 81, 83-84, 87, 89-92, 94- 101, 103-109 & 111-114 (89 trees) to facilitate the proposed development works. Development consent and relevant approvals must be obtained prior to the removal or pruning of any tree protected under Part 13 – Tree & Vegetation Preservation of the Ku-ring-gai Development Control Plan 2024. All tree removal work is to be carried out by an experienced Arborist with minimum AQF Level 3 qualifications in accordance with AS4373-2007 - Pruning of Amenity Trees, Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation.		
Flood Risk	Impacts of flood risk on the future development	O	C	4	Low	▪ Implementation of the development, a Flood Emergency Management Plan.	Ma	Very low
Flood Risk	Impacts of flood risk on the future development	O	D	3	Low	▪ Building alarm and PA system to be provided as part of flood warning system	Pr	Very low
European Heritage	Impact of the proposed development on the surrounding HCA and locally listed heritage item	O	C	2	Medium	▪ Continuation of substantial landscaping along the street front to both Lord Street and Roseville Avenue. This would continue the established character of street planting in the HCA and serve to soften the visual bulk of the development in the streetscape. ▪ Setbacks from the street which relate to the prevailing building line and the use of a podium to give less prominence to the highest part of the development. ▪ Incorporation of staggered	Pr	Low

			setbacks which increase at the tower height plane, to further reduce the appearance of the development as a singular monolithic mass in the streetscape. ▪ A cohesive architectural treatment which is simple, elegant and not visually dominant in the context of locally heritage listed items within the vicinity. ▪ Incorporation of chamfered corners, horizontal articulation of floor slabs and undulating façade projection along Roseville Avenue to soften the presentation of the development's overall visual impact when read within the context of adjacent heritage items and the surrounding Clanville HCA. ▪ Utilisation of a material palette which has been informed by the material treatment of the surrounding Clanville HCA. The development incorporates darker earthier tones to the podium to be read at streetscape level, while the tower component incorporates lighter neutral tones differentiating between the podium and tower masses and emphasises the human-scale resolution of the podium form. ▪ Incorporation of an architecturally resolved green space to be located south of the adjacent Roseville Scout Hall which serve to activate the item and improve its interface with the proposed development. ▪ The proposed lightweight composition and materiality of the fence to the street frontages

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						establishes a non-dominating boundary to the proposed development. ▪ Incorporation of a human-scale four-storey podium element at the development's north-eastern corner to establish a cohesive relationship to the adjacent Roseville Scout Hall item.		
Contamination	Management of the potential for contamination during construction	C	D	3	Low	▪ Conduct a hazardous building materials survey prior to any demolition / renovation works. ▪ A site inspection and walkover is to be conducted by a qualified environmental consultant post demolition to assesses soils for potential contamination from demolition works. ▪ Complete a post-demolition data gap assessment of soils within the existing building footprints and across the central areas of the site, including a detailed asbestos assessment. The data gap assessment is to include test pits and asbestos sieving where signs of asbestos or significant quantities of building rubble is observed, as well as additional assessment in areas where soils are likely to be retained in the upper 2 m from the finished surface level to further assess ecological exceedances of contaminants. Should further asbestos contamination be found, a remediation action plan may be required. ▪ Prepare an unexpected finds protocol for the construction phase of the development.	Ma	Very Low

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ESD	Impacts of the proposed development on the sustainability targets and principles	C&O	D	3	Low	▪ A site-specific Environmental Management plan is to be developed that covers the scope of construction activities through to completion. ▪ The building shall install smart meters to track energy and water consumption in real-time. ▪ The building shall provide bins for the separation of waste streams in designated waste storage areas. The design of these areas shall be approved by a waste specialist or contractor. ▪ As a future opportunity, the paints, sealants and carpets used internally should have low levels of Total Volatile Organic Compounds (**TVOC**). ▪ All engineered wood products shall have low levels of TVOC. ▪ The development shall consider the inclusion of all electric appliances and hot water systems, as specified in the BASIX certificate. Any heating, ventilation, air conditioning, refrigeration systems, and cold/freezer rooms will exclude the use of refrigerants like chlorofluorocarbons (**CFCs**) or hydrochlorofluorocarbons (**HCFCs**) with high ozone depletion potential. ▪ The specifications outlined in the BASIX certificate in relation to solar panels, a minimum 10kL rainwater tank, energy-efficient appliances and LED lighting, high insulation in walls, exposed ceilings, suspended floors and efficient double-glazed shall be considered.	Pe	Low

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						▪ Options will be explored to use materials with low embodied carbon emissions, including products made from recycled or reused content, sustainably sourced timber and steel, items with Environmental Product Declarations (EPDs), low-carbon concrete alternatives like fly ash or slag cement, and locally sourced materials to minimize transportation emissions. ▪ The development proposes a minimum of 2,843.6m² for deep soil areas with extensive landscaping, while treeswith 'high retention value' are being preserved.		
Waste management	Impacts of the proposed development on construction waste generation rates	C	C	3	Medium	**Construction** ▪ All waste generated during the construction and demolition stages of the proposed development will be classified in accordance with NSW EPA Waste Classification Guidelines 2014. Assessments should be routinely conducted of waste loads stored in skips or appropriate containers predisposal and off-site transfer to waste facilities, to ensure all materials can be accepted for disposal and recovery. All waste classification assessments must follow the six-step procedure as outlined within the EPA waste classification guidelines stipulated above, with all waste classification data to be collected and recorded appropriately across the life of the development. ▪ It is the responsibility of the appropriate Site Supervisor and	Pr	Low

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						relevant managing contractor that all waste disposal, load transfers and required assessments is adequately tracked and stored in a Waste Data File. Any associated receipt/invoices, waste classification documents and site validation certificates should be logged within this file accordingly.		
Waste management	Impacts of the proposed development on operational waste generation	O	B	3	Medium	**Operational** ▪ Provide a copy of the endorsed Waste Management Plan to the building operator and residents. During site inductions for the construction and demolition phase, all contractors must be made aware of the waste management obligations, practices and legislative controls provided in this plan. ▪ A bin tug will be used to assist with the transfer of full garbage bins from the chute rooms to the main bin room. Bin transfers will be undertaken during off peak hours to minimise potential conflict with cars. Alternatively, and if preferred, bins can be transported between levels via the lifts to avoid the use of the car park ramps and further mitigate any potential conflict with vehicles. ▪ Waste collection will be conducted within the dedicated loading bay to avoid conflict with cars entering the basement.	Pr	Low
Social Impact	Impacts related to Connecting with Country.	C	C	4	Low	Ensure ongoing landscape and development design clearly demonstrates a response to the CwCR that is commensurate with reasonable expectations.	Pe	High positive

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Social Impact	Impacts related to construction traffic	C	C	3	Medium	Prepare a Construction Pedestrian Traffic Management Plan (CPTMP).	Ma	Low
Social Impact	Impacts related to construction	C	B	2	High	Provide ongoing communication to surrounding residents prior to and throughout the construction period.	Ma	Low
Social Impact	Impacts related to ongoing community consultation throughout the construction process	C, O	C	4	Low	Conduct community engagement activities aimed at informing surrounding residents on progress of the development. Host open days at Occupation Certificate stage and invite surrounding residents.	Ma	Low
Social Impact	Impacts related to operational traffic	O	C	4	Low	Implement measures identified in the Green Travel Plan	Ma	Low
Aboriginal Heritage	Impacts related to unexpected finds	C	E	2	Very Low	If Aboriginal objects are discovered during the proposed works, works must stop immediately and an assessment must be undertaken in accordance with Part 6 of the National Parks and Wildlife Act 1974. It is recommended that a stop-work procedure be developed to allow proper assessment and management of any unexpected Aboriginal objects. A sufficiently experienced and qualified archaeologist should be engaged immediately to address the unexpected find and advise of further actions.	Ma	Low
Archaeological Heritage	Impacts of the demolition and construction of the proposed development on any heritage items below ground level	C	D	3	Low	▪ **Unexpected Finds Procedure** – As the study area has been assessed as having Nil-Low archaeological potential, it is recommended that potential archaeological resources be managed through an	Pr	Low

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						Unexpected Finds Procedure that is developed for the proposal. ▪ **Heritage Induction** – All staff involved in the proposed works, including design professionals and tradespeople, must receive a heritage induction prior to the commencement of works. The heritage induction should cover the historical values of the site and the potential for the project to encounter significant archaeological resources. – The induction should make contractors aware of the recommendations and mitigation methods included in this report, including the procedure to follow in the event that an unexpected archaeological find is encountered. Clear lines of communication must be established for the reporting of any such finds and for procedures to be rapidly implemented. ▪ **General** – Any additions or design modifications to the proposal, outside the scope of this assessment, would require additional heritage assessment to ensure consistency with this assessment – A copy of this report should be provided to the Ku-ring-gai Council and Heritage NSW to		

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						inform them of the proposal and the potential impacts to the study area.		