

Appendix C – Consolidated Mitigation Measures

SSD-97528708 – Mixed Use Development, 142-148, 160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington

Ref No.	Mitigation Measures	Timing
Operational Noise and Vibration		
ONV-1	Design acoustically acceptable façade elements that will mitigate external noise intrusion, mainly from traffic on Oxford Street, generally in accordance with the recommendations in the Acoustical Report prepared by Koikas Acoustics dated 18 December 2025.	Design
ONV-2	Design acoustically acceptable intertenancy partitions such to meet the requirements of the NCC generally in accordance with the recommendations in the Acoustical Report prepared by Koikas Acoustics dated 18 December 2025.	Design
ONV-3	Design an acoustically acceptable mechanical plant system such as to not exceed the noise criteria defined in the Acoustical Report prepared by Koikas Acoustics dated 18 December 2025.	Design
ONV-4	Provide signage within the outdoor common areas to remind residents to minimise noise in the outdoor common areas after 10pm.	Operation
ONV-5	Design acoustically acceptable façade elements that will mitigate external noise intrusion to the ground floor balconies facing the communal open space, generally in accordance with the recommendations in the Acoustical Report prepared by Koikas Acoustics dated 18 December 2025.	Design
Construction Noise and Vibration		
CNV-1	Prepare and implement a detailed Construction Noise and Vibration Management Plan that is generally in accordance with the Acoustical Report prepared by Koikas Acoustics dated 18 December 2025 to reduce the severity and exposure of construction noise to residential receivers.	Prior to construction Construction
Operational Waste Management		
OWM-1	A private waste service provider shall be engaged to collect all waste streams from both the residential and non-residential components of the development, with collections undertaken weekly and up to twice weekly, respectively.	Operation
OWM-2	The bin collection point (loading zone) and access driveways will be designed in accordance with AS 2890.2 Parking Facilities – Off-Street Commercial Vehicle Facilities (2002) to accommodate the specifications of the nominated collection vehicle (a SRV mini rear loader).	Design
OWM-3	To protect residential amenity, waste collection will be scheduled during daytime off-peak periods and outside the hours of 10:00 pm to 7:00 am to minimise noise and disruption.	Operation
Construction Waste Management		
CWM-1	Prepare and implement a detailed Construction and Demolition Waste Management Plan that is generally in accordance with the Construction and Demolition Waste Management Plan prepared by MRA Consulting Group dated 9 December 2025.	Prior to construction Construction
Construction Traffic Management		

Ref No.	Mitigation Measures	Timing
CTM-1	Prepare and implement a detailed Construction Traffic Management Plan generally in accordance with the Preliminary Construction Management Plan prepared by Varga Traffic Planning dated 17 December 2025.	Prior to construction Construction
Arboricultural		
A-1	Tree removal work shall be undertaken in accordance with AS 4373 Pruning of Amenity Trees, using a qualified Arborist (minimum Australian Qualification Framework (AQF3) Level Arborist).	Construction
A-2	The Tree Protection Specifications outlined in Section 4 of the Arboricultural Impact Assessment shall be implemented.	Prior to construction Construction
Contamination		
C-1	Prepare and implement a Construction and Environmental Management Plan (CEMP).	Prior to construction Construction
C-2	Complete a waste classification assessment for any soils to be disposed offsite that is to be obtained from a suitably qualified environmental consultant prior to the disposal of the soil to a licenced landfill. The waste classification is to be completed in accordance with the NSW EPA (2014) Waste Classification Guidelines.	Construction
C-3	Offsite disposal to be completed in accordance with the NSW POEO Act 1997, POEO (Waste) Regulation 2014 and applicable resource recovery orders.	Construction
C-4	Complete a pre-demolition hazardous materials assessment of buildings constructed prior to 2004 in accordance with Australian Standard AS2601-2001 Demolition of Structures. There is the potential for hazardous building materials to be detected within the site structures.	Construction
C-5	If hazardous materials are identified, they should be removed prior to demolition of structures in accordance with the NSW WHS Act, Chapter 8 of the WHS Regulation and SafeWork NSW Codes of Practice and preparation of an Asbestos Management Plan to inform the removal of asbestos containing building materials in accordance with SafeWork NSW requirements including clearance certificates provided by a SafeWork NSW Licensed Asbestos Assessor or "Competent Person" as defined by the Code of Practice.	Construction
Geotechnical		
G-1	The development shall be undertaken generally in accordance with the recommendations in the Geotechnical Investigation Report prepared by Morrow dated 15 December 2025.	Construction
G-2	All excavated material transported off site shall be classified in accordance with NSW EPA 2014 – Waste Classification Guideline Part 1; Classifying Waste.	Construction
G-3	As suitably qualified geotechnical engineer is to assess the condition of exposed material at foundation or subgrade level to assess the ability of the prepared surface to act as a foundation or as a subgrade.	Construction
G-4	Observation of the material within pile excavations should be undertaken at the start of piling works to confirm that material across the site is in accordance with the	Construction

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	geotechnical model presented in the Geotechnical Investigation Report prepared by Morrow dated 15 December 2025.	
G-5	Regular inspections of batters excavation are vertical cuts in self-supporting rock, where proposed, to confirm geotechnical conditions and to assess the suitability of design assumptions and to provide further advice with regards to excavation retention/support and proposed construction methodologies, if required.	Construction
Aboriginal Heritage		
AH-1	All workers involved with earthworks will receive an Aboriginal cultural heritage induction to make all workers aware of the legal protections afforded to Aboriginal objects and places under the National Parks and Wildlife Act 1974. This will include procedures for dealing with 'unexpected finds' that may be uncovered during construction. The heritage induction should be delivered by a representative from La Perouse LALC and/or a suitably qualified archaeologist.	Prior to construction
AH-2	In the event that unexpected Aboriginal objects, including potential Aboriginal objects such as stone, shell, bone and/or natural sand deposits, are discovered during development, all works in the vicinity of the discovery site should cease and Toohey Miller should immediately notify Heritage NSW, to determine whether further Aboriginal heritage assessment or permit approvals are required.	Construction
AH-3	If any suspected human skeletal remains are identified during development, all works in the vicinity of the discovery site must cease immediately and NSW Police and Heritage NSW should be notified for further advice.	Construction
Archaeology		
AR-1	Prior to construction, an archaeological impact statement should be prepared for the site.	Prior to construction
AR-2	If the archaeological impact statement concludes that impacts to potential archaeology cannot be avoided, then an archaeological research design (ARD) shall be prepared and implemented during construction Prior to construction, an archaeological impact statement should be prepared for the site.	Prior to construction Construction
Wind		
W-1	Level L01 South-Western Corner Balcony: Maintain the taller balustrading along the southern aspect, as this structure is expected to mitigate these winds.	Design
W-2	Level L05 South Terraces: Include 1.8 m tall impermeable intertenancy screening. Areas near the corners may be subject to stronger winds, however the perimeter planters that are 1.4m tall including planting are expected to reduce these winds.	Design
W-3	Corner Roof Terraces (L07.01 and L07.04) Incorporate densely foliating vegetation within the raised planter along the northern perimeter with a total height of 1.2-1.3 mtall and along the eastern and western aspects with a total height of 1.5m.	Design
Social and Economic Impact		
SE-1	Provide adequate notice to occupants and support for local relocation where feasible	Prior to construction
SE-2	Deliver long-term housing outcomes - by providing family-suitable dwellings and discouraging short-stay or transient accommodation within this proposal and complying with ADG standards.	Design

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SE-3	Provide a balanced dwelling mix - that addresses gaps in inner-city housing supply and supports social diversity and stability.	Design
SE-4	Support affordability - through design, including efficient layouts, shared infrastructure and reduced cost drivers where appropriate.	Design
SE-5	Minimise construction impacts - via a Construction Management Plan addressing noise, dust, access, safety and community communication.	Construction
SE-6	Protect local amenity - through appropriate building scale, setbacks, interfaces and high-quality street frontage design.	Design
SE-7	Encourage community integration - through usable communal spaces and well-designed public realm interfaces. The development includes communal areas are designed to be functional, accessible, and integrated with the overall building layout. Public domain and interface with Oxford St is of high quality and considers the existing streetscape.	Design