

## Appendix B – Updated Mitigation Measures Table SSD-83956216 – 105–153 Miller Street, North Sydney

Consultant	Mitigation Measure
<b>Design and Operation</b>	
<b>CPTED</b>	
NDY	<p><b>Territorial Reinforcement</b></p> <ul style="list-style-type: none"> <li>Any public furniture to the open space areas or surrounding pedestrian circulation spaces and pathways will be durable and of high-quality design.</li> <li>Building entrances will be maintained and free of clutter to ensure entry points are highly visible from the street frontages.</li> <li>Wayfinding signage and building / business identification signage will be provided where appropriate to reinforce perceptions of safety and legibility.</li> </ul> <hr/> <p><b>Natural Surveillance</b></p> <ul style="list-style-type: none"> <li>The environment in and around the building will be designed and constructed effectively to aid effective natural surveillance by onsite personnel, visitors, and members of the public.</li> <li>Areas around the building, especially entry points, will be visible to people inside and outside the building. This visibility will act as a deterrent to potential offenders who fear being seen and identified.</li> <li>Site lines will be maintained to and from the proposed development and the surrounds by ensuring signage and equipment do not create a significant visual obstruction.</li> <li>Windows will be strategically positioned to overlook entry points and pathways, allowing occupants to observe these areas easily. Glazed elements to the commercial lobby and lift core will be clearly visible from the external environment to assist in maximising surveillance.</li> <li>Landscaping will be maintained with low and well-trimmed vegetation around entry points to avoid creating hiding spots. Thorny or dense plants will also be used as natural barriers without obstructing views.</li> <li>Subject to ESD requirements, entry points will be well-lit during the night to enhance visibility. Appropriate lighting will be used to avoid creating deep shadows or glare. The installation of wall mounted planter boxing lighting removing dark obscure areas will be considered, which will act as natural surveillance while also promoting a welcoming building entry.</li> <li>Where practicable, pathways and driveways will be designed accordingly to lead directly to entry points to minimise blind spots and ensure clear sightlines.</li> </ul>

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	<p><b>Technical Surveillance and Lighting</b></p> <ul style="list-style-type: none"> <li>• Subject to ESD requirements, external lighting is to be strategically placed and directed to assist with deterring or detecting criminal activity in low-light conditions.</li> <li>• The CCTV network strategy will be partnered with the internal and external lighting strategy to ensure effectiveness.</li> <li>• CCTV cameras will be installed in areas that are obscure or provide minimal lighting which cannot be treated appropriately through other means.</li> <li>• CCTV cameras should endeavour to ensure blackspots of coverage are not created.</li> <li>• Discrete CCTV systems such as small dome cameras are recommended and will be provided where possible.</li> <li>• Security, management personnel and employees of the building will be advised to patrol / occupy the publicly accessible areas visibly and regularly to minimise opportunities for anti-social behaviour.</li> </ul> <hr/> <p><b>Access Control</b></p> <ul style="list-style-type: none"> <li>• Install electronic access security doors (card / key controlled entries / lifts etc.) to building entry points to manage building access during business to prevent unauthorised individuals from entering areas not intended for public use out of hours.</li> </ul> <hr/> <p><b>Space/ Activity Management</b></p> <ul style="list-style-type: none"> <li>• Business, building and wayfinding signage will be strategically designed and located to deter access to private spaces and direct pedestrian movements to desired locations allowing people in public spaces to know where they are and how to get to where they are going.</li> <li>• A Site Operating Procedure (SOP) will be prepared to ensure that there are standard procedures and policies in place to manage and govern the space and people in the event of any emergency.</li> </ul> <hr/> <p><b>Environmental Maintenance</b></p> <ul style="list-style-type: none"> <li>• Mechanisms will be in place to facilitate the ongoing maintenance of the building, basement, commercial lobby, external boundary including landscaping management, and the implementation of a rapid removal policy for vandalism repair and graffiti removal.</li> <li>• Initiate a Landscape Management Plan (LMP) to ensure standard policies and procedures are in place for the building's ongoing maintenance.</li> </ul>
<b>Noise Impacts</b>	
RWDI	<p><b>Noise intrusion from road traffic</b></p> <ul style="list-style-type: none"> <li>• Detailed glazing performances for the development are to be developed at Detailed Design Stage. Glazing requirements are to meet standard construction for the development.</li> <li>• If required, any penetrations of the external walls should be acoustically sealed and treated to maintain the acoustic performance of the wall.</li> </ul> <hr/> <p><b>Outdoor Terrace Space and Future Retail Tenancies</b></p>

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	<ul style="list-style-type: none"> <li>Any retail or hospitality uses proposed to operate during the evening or night periods will be subject to a separate development application once specific uses and tenants are identified. Individual tenancies will need to demonstrate compliance with noise emission requirements and outline any necessary management controls or building treatments to achieve compliance.</li> </ul>
<b>Construction Management</b>	
<b>Arboricultural Impacts</b>	
Green Spaces Consultancy	<ul style="list-style-type: none"> <li>A Project Arborist with a minimum qualification of AQF Level 5 will be appointed prior to any work commencing. The Project Arborist must supervise all works and in accordance with any tree related conditions included in the development consent.</li> </ul>
<b>Aboriginal Cultural Heritage</b>	
Curio	<p><b>Aboriginal Unexpected Finds Procedure</b></p> <ul style="list-style-type: none"> <li>Upon discovery of an archaeological feature that is suspected to be an Aboriginal Unexpected Find (excluding human remains), the following procedure should be followed: <ul style="list-style-type: none"> <li>Cease works in the immediate vicinity of the find.</li> <li>Contact the Project archaeologist to verify the nature of the find.</li> <li>If Unexpected Find is confirmed as Aboriginal archaeology, Project archaeologist will notify Project RAPs and Heritage NSW of the find. If Unexpected Find is confirmed as not Aboriginal in origin, Project archaeologist will provide advice for works to recommence.</li> <li>Project Archaeologist/Project RAPs will undertake a preliminary assessment and recording of the find.</li> <li>Formulate archaeological or heritage management plan- specific to nature of the find.</li> <li>Implement archaeological/heritage management plan.</li> <li>Works may commence once archaeological/heritage management plan has been successfully implemented and Project archaeologist provides sign off to contractor for works to resume in vicinity of find.</li> </ul> </li> </ul>
	<p><b>Human Remains Procedure</b></p> <ul style="list-style-type: none"> <li>The unexpected discovery of any potential skeletal remains during development works will be managed in accordance with the approved Heritage NSW protocol for the discovery of human remains which is stated as: <ul style="list-style-type: none"> <li>If any suspected human remains are discovered and/or harmed the proponent must: <ul style="list-style-type: none"> <li>Not further harm these remains.</li> <li>Immediately cease all work at the particular location.</li> <li>Secure the area so as to avoid further harm to the remains.</li> <li>Notify the local police and OEH's Environment Line on 131 555 as soon as practicable and provide any available details of the remains and their location.</li> <li>Not recommence any work at the particular location unless authorised in writing by Heritage NSW.</li> </ul> </li> </ul> </li> </ul>

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	<p><b>RAP Involvement in Community Engagement</b></p> <ul style="list-style-type: none"> <li>• RAPs will have the opportunity to be invited to contribute to any future community engagement or cultural heritage development associated with the project.</li> </ul>
<b>Contamination and groundwater</b>	
Douglas Partners	<p>Additional groundwater monitoring to assess groundwater conditions on site is recommended (if practicable within the site constraints):</p> <ul style="list-style-type: none"> <li>• Additional soil vapour investigation to further assess potential impacts, including from the above ground diesel tanks, diesel generator room and boiler room;</li> <li>• Decommissioning of the above ground oil / diesel tanks and associated infrastructure (including pipework) if the tanks are not to be used in the future. It is anticipated that this would be conducted as part of the redevelopment.</li> <li>• Development and implementation of an unexpected finds protocol (UFP) for all groundworks. The UFP should set out how any indicators of potential contamination will be assessed and managed; and</li> <li>• Confirmation of the preliminary waste classification reported herein by a suitably qualified environmental consultant prior to off-site disposal of any excess soil / rock.</li> </ul>
<b>Construction Noise Impacts</b>	
	<p><b>Construction and Noise and Vibration Management Plan</b></p> <p>A detailed Construction Noise and Vibration Management Plan will be prepared and will include, but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Identification of nearby residences and other sensitive land uses;</li> <li>• Description of approved hours of work;</li> <li>• Description and identification of construction activities, including work areas, equipment and duration;</li> <li>• Description of what work practices (generic and specific) will be applied to minimise noise;</li> <li>• Consider the selection of plant and processes with reduced noise emissions;</li> <li>• A complaints handling process;</li> <li>• Noise monitoring procedures;</li> <li>• Overview of community consultation required for identified high impact works;</li> <li>• Overview of community consultation process and assessment required for identified additional works outside of standard construction hours; and</li> <li>• Induction and training will be provided to relevant staff and sub-contractors outlining their responsibilities with regard to noise.</li> </ul>
<b>Construction Traffic</b>	
SCT Consulting	<p>To reduce the impact of construction vehicle movements on the community:</p> <ul style="list-style-type: none"> <li>• Truckloads are to be covered during transportation.</li> <li>• Neighbouring properties are to be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities.</li> </ul>

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	<ul style="list-style-type: none"> <li>• All activities, including materials delivery, are to be conducted fully within the site and, therefore, would not impede traffic flow along local roads.</li> <li>• Materials are to be delivered and spoil removed during standard construction hours.</li> <li>• Idling of trucks is to be avoided near sensitive receivers.</li> <li>• Deliveries are planned to ensure a consistent and minimal number of trucks arriving at the site at any time.</li> <li>• Additionally, to manage driver conduct, the following measures are to be implemented:               <ul style="list-style-type: none"> <li>- All truck movements will be scheduled.</li> <li>- Vehicles are to enter and exit the site in a forward direction along the travel paths shown on delivery maps.</li> <li>- Drivers are to always give way to pedestrians and construction plant.</li> </ul> </li> </ul>
<b>Electrolysis Report</b>	
WSP	The reinforcements in the pad footings and slabs in the basement levels in contact with soil are to be electrically continuous to avoid localised concentrated DC stray current flow and the future provision of implementing cathodic protection.