

Mitigation Measures Table

21 – 25 McIntosh Street & 55 Werona Avenue, Gordon

Table 1 Consolidated List of Mitigation Measures

SEAR No.	Detail
Mitigation Measures – Incorporated Into Design of Project	
SEAR 1 – Statutory Context	No mitigation measures required.
SEAR 2 – Estimated Development Cost and Employment	No mitigation measures required.
SEAR 3 – Contributions and Public Benefit	No mitigation measures required.
SEAR 4 – Engagement	Ongoing communication with the Council, NSW Government agencies, First Nations representatives and other key stakeholders as the project progresses.
SEAR 5 – Design Quality	No mitigation measures required.
SEAR 6 – Built Form and Urban Design	No mitigation measures required.
SEAR 7 – Environmental Amenity	No mitigation measures required.
SEAR 8 – Visual Impact	No mitigation measures required.
SEAR 9 – Transport	- Provision of residential parking in accordance with the Housing SEPP minimum requirements. - Provision of bicycle spaces in accordance with the KDCP 2026 provisions. - The basement parking areas and loading docks achieve relevant Australian Standard requirements. - Swept path analysis has been undertaken and not conflicts occur.
SEAR 10 – Noise and Vibration	Glazing Indicative Rw values for façade elements must be as follows: 4mm toughened glass– Rw 27. - For all glazing systems, it is necessary to ensure that the acoustic performance of the window/sliding door frame does not downrate the acoustic performance of the glass. All operable window/door elements requiring an Rw rating of 30 are to have acoustic seals (equal to q-lon). - Doors to be minimum 44mm thick solid core timber (minimum 32 kg/m² 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. Internal Sound Insulation All walls and floors and separation of services shall comply with the National Construction Code - Building Code of Australia 2022 (BCA). Construction Noise and Vibration Assessment

	A detailed Noise Management Plan is to be prepared for the site prior to the issue of Construction Certificate detailing the site-specific plant and equipment to be used, expected periods of construction, and noise and vibration management treatments and procedures to be implemented. Plant Future plant selection must comply with the requirements identified in the Noise and Vibration Assessment.
SEAR 11 – Water Management	- Stormwater drainage system designed in accordance with the requirements outlined in AS3500.3 and of Ku-ring-gai Council's Development Control Plan Part 24. - The stormwater management strategy including on-site stormwater detention, stormwater quality and stormwater drainage are designed in accordance with the relevant requirements of Ku-ring-gai Council Development Control Plan Part 24 and AS 3500.3.
SEAR 12 – Ground and Water Conditions	General - The development must be undertaken in accordance with the Geotechnical Recommendations set out under section 4 of the Geotechnical Desktop Study, section 8 of the Dewatering Management Plan and the Site Hydrogeology Report prepared by Morrow. - All excavated material transported off site should be classified in accordance with NSW EPA 2014 - Waste Classification Guideline Part 1; Classifying Waste. - A 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. - 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 geotechnical model presented in this report. - Regular inspections of battered and unsupported excavations, 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. Groundwater Conditions - Where groundwater ingress is encountered during pile excavation, concrete is to be placed as soon as possible upon completion of pile excavation. Pile excavations should be pumped dry of water prior to pouring concrete, or alternatively a tremmie system could be used.
SEAR 13 – Contamination and Remediation	- Prepare an unexpected finds protocol. - A full hazardous materials assessment will be undertaken prior to demolition works. Where any hazardous materials have been identified, they are to be removed and managed in accordance with SafeWork and any other relevant statutory requirements or recommendations of the Hazmat assessment.
SEAR 14 – Trees and Landscaping	- Landscaping to be delivered on-site as per the landscaped plans prepared by Studio IZ. - Prior to and during construction, the mitigation measures outlined in Ezigrow's Arboricultural Impact Appraisal and Method Statement are to be implemented.
SEAR 15 – Ecologically Sustainable Development	The following should be implemented during the Construction Certificate design phase.

	• Where practical, consider the use of Solar PV with Battery Energy Storage System (BESS). • Review material datasheets for in-service temperature range and allow for a nominal tolerance on peak temperatures based on today's values. Select materials which have a higher temperature tolerance if required. • Develop a Drought Management Plan. Water restrictions would likely be signposted well in advance. Consider alternative water supply. • Check the design includes overflow outlets in parapet. Add to design if required. • Check whether capacity of overflow slots and drainage system is sufficient to allow for increased rainfall intensity. Increase either/both if required. • Ensure secondary overflow system provided and check if systems can manage increased flows. Implement further measures if required. • Primary storm water drainage system to be designed to cater for a minimum of a 100- year storm. System to also have full backup of either piped overflow or overland flow designed to a higher storm intensity. Consider other feasible mitigation measures as required. • Consider options for protecting the mechanical plant in design. Implement if required. • Screen outlets with hail guards. • Check wind load thresholds in engineering for façade and glazing. Adopt heat treated glazing for greater impact strength if required. • Consider in design and highlight risk for building managers. Include wet weather management plan in facilities management contract. • Evacuation plan to be developed by FM company, including use of link to nearby hospitals for particularly vulnerable occupants. Consider use of non-latching outside air smoke detectors to shut down outside air systems in the event of a bushfire situation.
SEAR 16 – Biodiversity	Impact to resident fauna species in the development footprint • Clearing to be conducted under ecological supervision. • Adaptive management strategies to be employed such as pre-clearing surveys, relocation of individuals, care for injured wildlife, and euthanasia of feral species in accordance with appropriate licences and approvals. • This will require an offset obligation of one ecosystem credit. Potential impact to fauna species potentially occupying tree hollows or other habitat • Clearing to be conducted under ecological supervision and using a professional bee rescue service in accordance with appropriate licences and approvals. Potential impacts on native wildlife from humans and companion animals • Educational material is to be provided to all residents regarding the potential impacts to biodiversity of uncontrolled pets and human activity. • Residents to be encouraged to keep Cats indoors or within an enclosure at all times and not allowed to roam. Landscaping species becoming a nuisance in nearby bushland • The Landscape Plan to rely on planting species consistent with those that occur naturally in BGHF or those that are not known to have weed potential. • Regular sweeps for weeds and low impact controls to be implemented per the Landscape Plan and scheduled maintenance.

	Landscaped areas induce disruptions to foraging of birds - The Landscape Plan not to rely heavily on species (e.g. Grevilleas) known to favour Noisy Miners. Increased spill over noise, activity, scent and light into nearby bushland - Install external lighting only where necessary for safety. - Prohibit external uplights, lights directed into the retained trees, or any bright lighting that spills into nearby bushland. Introduction of soil borne pathogens - Standard hygiene controls are to be observed as part of the civil management works plan. - All plant material to be introduced to the site must be certified as disease free. Increased soil nutrients from runoff - Weeds arising from this potential impact to be controlled by actions detailed in the Landscape Plan and as part of ongoing maintenance. Impacts on water quality in remaining native habitats - A carefully chosen planting palette using native species will require fewer chemical inputs. Therefore, it is important that the planting list in the Landscape Plan is appropriate to serve to mitigate this potential impact at its source.
SEAR 17 – Waste Management	Construction and Operational Waste Management should be undertaken in accordance with the Waste Management Plan.
SEAR 18 – Social Impact	- Prepare a Green Travel Plan for the site prior to Construction Certificate. - Continue to provide information to the community throughout the construction stage. - Prepare a management procedure to deal with noise and vibration complaints. - Prepare a Tree Protection Plan (TPP) in accordance with the Australian Standards prior to Construction Certificate. The TPP shall include an updated health and condition report on all trees to be retained. - Implement the design recommendations of the Noise and Vibration Impact Assessment prepared by Acoustic Logic. - Incorporate appropriate building separation distances and privacy mitigation measures. - Create a safe, welcoming and legible COS. - Maximise solar access and cross ventilation for apartments in the proposal.
SEAR 19 – Flood Risk	The site is flood free during all flood events, no mitigation measures required.
SEAR 20 – Bushfire Risk	The site is not bushfire prone, no mitigation measures required.
SEAR 21 – Aboriginal Cultural Heritage	Should any unexpected Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object the archaeologist will provide further recommendations. These may include notifying the Heritage NSW and Aboriginal stakeholders.
SEAR 22 – Environmental Heritage	To minimise the impact the HCA and nearby items, the proposal has been designed to be sympathetic to the existing streetscape and consistent with the character of the street.

	The proposal seeks to retain the existing street trees and enhance the streetscape character with proposal of additional planting within the front setback zone. The leafy character of McIntosh Street remains with the proposal.
Other	BCA and Access All works are to be in accordance with the relevant Australian Standards and requirements, in particular, those specified within the BCA Assessment.