

Appendix 5 - Mitigation Measures Table

203-223 Leura Mall, Leura

Table 1 Consolidated List of Mitigation Measures

SEAR No.	Detail
Mitigation Measures – Incorporated Into Design of Project	
SEAR 5 - Design Quality	<ul style="list-style-type: none"> PBD have designed a high-quality building.
SEAR 6 – Built Form and Urban Design	<ul style="list-style-type: none"> The proposed building height and position of the building footprint has been refined and adjusted during the design development and RtS process to mitigate impacts of the built form.
SEAR 7 – Environmental Amenity	<ul style="list-style-type: none"> The proposed building height and position of the building footprint has been refined and adjusted during the design development and RtS process to mitigate impacts of the built form.
SEAR 8 – Visual Impact	<ul style="list-style-type: none"> The design has sought to integrate seamlessly behind the landscape and is compatible with the campus like qualities of the site.
SEAR 9 – Transport	<ul style="list-style-type: none"> Car parking and ambulance bay achieves the minimum requirements under the Housing SEPP. Bicycle parking provided in accordance with the Housing SEPP. The basement has been designed to accommodate a 10.5 metre service vehicle.
SEAR 10 – Noise and Vibration	<ul style="list-style-type: none"> The design of the building envelope should be such that the requirements listed in the NVIA are achieved.
SEAR 11 – Water Management	<ul style="list-style-type: none"> The civil scope for proposed stormwater drainage shall comprise of the in-ground pit and pipe network external to the building and external overland flow paths within the site boundary. The major (overland) drainage system must be designed to convey stormwater runoff for storm events up to, and including, the 1% AEP storm event. An electronic copy of the MUSIC model must be provided to the consent authority for assessment. The modelling results must compare pre- and post-development cumulative frequency curves of pollutant concentrations and should show that post-development concentrations are better than or equal to pre-development concentrations between the 50th and 98th frequency percentiles.
SEAR 12 – Ground and Groundwater Conditions	<ul style="list-style-type: none"> The design of the basement has been informed by the advice of the geotechnical and structural engineer.
SEAR 13 – Contamination and Remediation	<ul style="list-style-type: none"> None required. Incorporated into design of the proposal.
SEAR 14 – Trees and Landscaping	<ul style="list-style-type: none"> Due to widespread soil contamination, the opportunity should be undertaken to develop a new landscape that is in keeping with the original landscape intentions

SEAR No.	Detail
SEAR 15 – Ecologically Sustainable Development	<ul style="list-style-type: none"> • Project team to ensure requirements for recycled products are included in design where practical. • Use of light-coloured external materials to reduce heat absorption and urban heat island effect; • Large green spaces with dense tree canopies for natural shading; • Sustainable construction and waste management practices during construction and operation; • Compliance with standards for wind tolerance and resistance to hail/strong winds; • Recessed windows and balcony overhangs on key facades to reduce heat loads; • High-performance glazing to manage heat transfer in both summer and winter; • Installation of rainwater tanks to reduce potable water use and ease demand on infrastructure; • Energy-efficient LED lighting with motion and daylight controls; • Use of thermal mass to regulate indoor temperature fluctuations; • Procurement of sustainable, low-energy, and locally sourced/reused materials; • Increased capacity of mechanical and electrical systems to support future climate demands; and • Efficient irrigation system for landscaped areas.
SEAR 16 – Biodiversity	<ul style="list-style-type: none"> • The removal of vegetation has been minimised to the extent possible and sufficient replacement planting incorporated into the design.
SEAR 17 – Waste Management	<ul style="list-style-type: none"> • Appropriate demolition/construction and operation waste management strategies and storage spaces into the design as set out above.
SEAR 18 – Social Impact	<ul style="list-style-type: none"> • There is a high level of positive change on the site through the preservation of the heritage building and landscaping on the site. • Design elements cater to the needs of target population in accordance with the Seniors Housing Guideline, 2023, and the Ageing Well in NSW: Seniors Strategy 2021 – 2023. • The site will provide new pedestrian links to Leura Mall, with lighting, accessibility and safety measures. • The proposed development represents a substantial intervention aimed at the comprehensive revitalisation of the site
SEAR 22 – Environmental Heritage	<ul style="list-style-type: none"> • Increased setbacks to neighbouring residences, • More refined landscaping and consideration of entrances/approach, • Architectural modulation that significantly reduce the perceived scale of the new elements,
Mitigation Measures – Required as Conditions to address Residual Impacts	
SEAR 5 – Design Quality	<p><u>Prior to the issue of an occupation certificate:</u></p> <ul style="list-style-type: none"> • In accordance with AS 2118.1-2017 an Automatic sprinkler system will be installed throughout the building.
SEAR 9 – Transport	<p><u>Prior to commencement of works:</u></p> <ul style="list-style-type: none"> • Prepare a detailed construction traffic management plan.

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	<ul style="list-style-type: none"> Generally during construction, staff traffic will arrive to the site around 7:00am and depart the site around 5:00pm (or earlier), Monday to Saturday
SEAR 10 – Noise and Vibration	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> A detailed review of the glazing assessment should be conducted during the design phase of the project. A detailed review of the façade should be assessed during the design phase of the project. A detailed review of the roof should be assessed during the design phase of the project. Separation to the neighbouring buildings is to be established prior to hammering of the existing building structures and maintained at all times during demolition, The removal of concrete structures within the building is to be undertaken using saw cutting or pulverising where possible. General construction activities are not expected to exceed project vibration limits detailed in the NVIA, Issue project updates to stakeholders, discussing overviews of current and upcoming works. Advanced warning of potential disruptions can be included, Monitoring to comprise attended or unattended acoustic surveys. The purpose of the monitoring is to confirm measured levels are consistent with the predictions in the acoustic assessment, and to verify that the mitigation procedures are appropriate for the affected receivers, Implement a management system which includes procedures for receiving and addressing complaints from affected stakeholders, Individual letters or phone calls to notify stakeholders that noise levels are likely to exceed noise objectives, Contractor to consider alternative construction options that achieve compliance with relevant criteria. Alternative option to be determined on a case-by-case basis. <p><u>During operation:</u></p> <ul style="list-style-type: none"> Introduce best-practice general mitigation measures in the workplace which are aimed at reducing the acoustic impact onto the nearest affected receivers.
SEAR 11 – Water Management	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> OSD tanks are to be a minimum internal depth of 800mm to allow access for maintenance.
SEAR 12 – Ground and Groundwater Conditions	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> A detailed Geotechnical Monitoring Plan and Contingency Action Plan should be prepared. The dilapidation surveys should comprise a detailed inspection of each property, both externally and internally, with all defects rigorously described, i.e. defect location, defect type, crack width, crack length, etc. The excavation procedures should be carefully reviewed prior to excavation commencing so that appropriate equipment is used. Where retaining walls are higher than 3m, a retention system as recommended in Section 5.5.1 of the Geotechnical Report should be used.

SEAR No.	Detail
	<ul style="list-style-type: none"> • All surcharge loads should be allowed for in the design, plus full hydrostatic pressures, unless measures are undertaken to provide complete and permanent drainage behind the wall. • The shoring walls should preferably, from an engineering perspective, be designed as drained and measures taken to induce complete and permanent drainage of the ground behind the wall. • Design of new pavements should be based on the CBR of the subgrade material. <p><u>During works:</u></p> <ul style="list-style-type: none"> • The test pits should be inspected by the geotechnical and structural engineers following excavation in order to finalise the retention design.
SEAR 13 – Contamination and Remediation	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> • Soil removal should occur during the dormant season for deciduous trees. With one quarter of the soil removed from the tree’s root zone twice in its growing season. Air knife and dry vacuum excavation only, • Soil if required should be lightly compacted by hand only, • In the instance of a conflict between the RAP and a more recently dated Arborist Report, the recommendations within the Arborist report should take precedent, • Excavation of service trenches or other earth disturbing activities should follow the procedures outlined in Section 8.4 of the RAP, • Should additional investigation uncover groundwater or soil/vapour contamination at the site, then a site-specific risk assessment will be conducted and if the contamination is deemed suitable to remain onsite then an EMP will be needed to manage exposure pathway and risks to site users. • Prepare an Asbestos Management Plan and it is to be maintained for all ACM that remain at the site to assist the site controller with management of materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibre. <p><u>During demolition and refurbishment works:</u></p> <ul style="list-style-type: none"> • If any materials that are not referenced in the Hazmat Report dated 17 December 2025 and are assumed to be hazardous are encountered during works, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the materials contain asbestos.
SEAR 14 – Trees and Landscaping	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> • Tree removal should be conducted by an Arborist with a minimum (Australian Qualification Framework) AQF level 3. • Work must be undertaken as per the Code of Practice Amenity Tree Industry 1998 and AS4373-Pruning of Amenity trees. • The tree removal/pruning process and staff should be skilled and undertake the removal of the tree as per the minimum industry standards.
SEAR 15 – Ecologically Sustainable Development	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> • Project team to ensure efficient LED lighting & suitable controls are adopted in design. • Architect to select engineered wood with low formaldehyde content in design.

SEAR No.	Detail
	<ul style="list-style-type: none"> • Mechanical Consultant to review the potential of specifying low GWP refrigerants in HVAC systems • Mechanical Consultant to ensure requirements for dedicated kitchen and carpark exhaust are as per AS1668 standard. <p><u>Prior to occupation:</u></p> <ul style="list-style-type: none"> • Landscape Contractor to design, install and test a best practice, fully automatic irrigation system. <p><u>During operation:</u></p> <ul style="list-style-type: none"> • Building owner to consider all printing/photocopying equipment to meet Green Star emissions standards.
SEAR 16 – Biodiversity	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> • Prepare a Construction Environmental Management Plan (CEMP) which is to be implemented during works and will be used to monitor and respond to impacts on biodiversity values that are uncertain. • Undertake inspections of demolition/removal of human-made structures during the non-breeding season of microbats (between February to October). Engage a suitably qualified ecologist to undertake a pre-demolition check of buildings prior to removal to confirm absence of resident fauna. • Installation of appropriate exclusion fencing around trees and vegetation to be retained in the site. <p><u>During works:</u></p> <ul style="list-style-type: none"> • Appropriate erosion and sediment control measures should be installed at all sites. • Soil transportation should be minimised within, into or out of the site to reduce the spread of weeds. One priority weed (Blackberry complex) within the Blue Mountains LGA was identified within the site. Appropriate measures should be implemented to minimise the spread of these species. • Works should be restricted to daylight hours. • All material stockpiles, vehicle parking and machinery storage will be located within cleared areas proposed for clearing, and not in areas of native vegetation that are to be retained. • Undertake ecological supervision of building demolition
SEAR 17 – Waste Management	<ul style="list-style-type: none"> • Following implementation of the new systems, a monthly performance reporting system, based on the Better Buildings Partnership should be instituted.
SEAR 18 – Social Impact	<p><u>Prior to the commencement of works:</u></p> <ul style="list-style-type: none"> • Prepare a Green Travel Plan to encourage staff and visitors to access the site via public transport. • A detailed Noise and Vibration impact Assessment relating to external noise generation is to be prepared prior to Construction Certificate (CC). <p><u>During operation:</u></p> <ul style="list-style-type: none"> • Ensure appropriate traffic safety measures like stop signs etc are installed at the Wascoe Street entry / exit point for drivers and pedestrians • Prepare and maintain a data system to monitor any reported impacts related to traffic entering or exiting the site. • Create opportunities for local cafes and restaurants to promote their services and encourage social interactions and activity in the Leura Town centre.

SEAR No.	Detail
SEAR 21 – Aboriginal Cultural Heritage	<p><u>During construction:</u></p> <ul style="list-style-type: none"> • Should any 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. • If any suspected human remains are discovered during any activity, they must: <ul style="list-style-type: none"> - Immediately cease all work at that location and not further move or disturb the remains. - Notify the NSW Police and Heritage NSW' Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location. • Not recommence work at that location unless authorised in writing by Heritage NSW.
SEAR 22 – Environmental Heritage	<p><u>During construction:</u></p> <ul style="list-style-type: none"> • Unexpected finds protocol: • If a find is identified, works should stop immediately around the find and the area should be protected. • The find should be reported to the project manager or supervisor. • A historical archaeologist should be contacted to identify the find. • If the find is a relic, a mitigation strategy must be developed and implemented. This could include avoidance of the find, test excavation or other mitigation measures. • If the find is a relic, notification to Heritage Council under Section 146 of the Heritage Act will be required.