

Appendix 23 - Mitigation Measures Table

4-8 Bells Boulevard, Kingscliff

Table 1 Consolidated List of Mitigation Measures

SEAR No.	Detail
Mitigation Measures – Incorporated Into Design of Project	
SEAR 4 – Engagement	• Delivery of a high quality architectural design and landscape proposal. • Increasing the housing diversity available in the area. • Providing additional retail offerings to attract locals and visitors while complementing the existing offerings at Salt Village • Providing sufficient carparking on site, including the current carparking numbers on site required by the easement.
SEAR 6 – Built Form and Urban Design	• Incorporation of CPTED principles into the design.
SEAR 7 – Environmental Amenity	• A good level of amenity by way of solar access, cross ventilation and visual privacy. • Acceptable shadow diagrams, being that envisaged under the planning controls. • No wind impacts. • No view loss. • No reflectivity or lighting impacts.
SEAR 8 – Visual Impact	• Design principles consistent with the ADG have been implemented into the design development of the proposal to ensure that the RFB will represent the density envisaged by the proposed planning controls and be reflective of its location as the gateway site into the precinct. • The proposed materials and finishes have been selected to respond to the qualities of the Salt Village and immediate surrounding locality. • The future street trees are proposed to be planted and expanded on in number from the existing.
SEAR 9 – Transport	• Provision of parking in accordance with the minimum requirements contained within the Tweed DCP. • Relocation of the easement parking into the new basement, on top of the provision of parking as per DCP requirements. • The basement parking design and loading docks achieve relevant Australian Standard requirements.
SEAR 11 – Water Management	• The proposal includes an infiltration tank for on-site detention to ensure stormwater discharge off-site occurs in a controlled manner. • The infiltration tank also includes treatment of stormwater before discharging. • Provide a Legal Point of Discharge to Council's stormwater network.
SEAR 14 – Trees and Landscaping	• The removal and replacement of street trees is undertaken at a ratio of 1.25:1. • The incorporation of communal open space at the ground level and on level 4, as well as the common gardens proposed on Levels 1-3 (inclusive)

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	incorporates planting areas which in turn promote habitat and enhance local biodiversity.
SEAR 15 – Ecologically Sustainable Development	• Specification of high performance building envelopes and glazing. • Use of low embodied energy and low-VOC material. • Provision of rooftop PV system. • Incorporation of extensive landscaping and permeable surfaces. • Shading of hardstand areas. • Additional planting to reduce heat island effect • Use of water and energy saving appliances
SEAR 17 – Waste Management	• Private waste collection will be provided for this development site from a dedicated waste collection area in the loading dock.
Mitigation Measures – Required as Conditions to address Residual Impacts	
SEAR 4 – Engagement	• Ongoing commitment to engage with the Salt Village retailers with updates for this development
SEAR 6 – Built Form and Urban Design	• Provision of a lighting strategy for the proposal. • Prepare a Plan of Management (PoM) to clearly define servicing arrangements, waste management and site maintenance. • Connecting with Country principles are to be further integrated into the development with detailed design. • The development is required to obtain the relevant approval/s under Section 68 of the <i>Local Government Act 1993</i> for water and sewer connections. • A report to confirm compliance under the Building Code of Australia is required to be prepared.
SEAR 9 – Transport	• Compliance with the recommendations and mitigation measures detailed in the Transport Impact Assessment (TIA) prepared by McLaren Traffic Engineering (Appendix M) and the Traffic Response to RFI (RtS Appendix 9). • Prior to the commencement of works, prepare a detailed Construction Traffic Management Plan (CTMP) addressing all relevant construction traffic management requirements to ensure adequate environmental amenity is protected and detailing: – The proposed construction access routes; – Indicative construction programme; – Expected construction vehicle types and volumes; – Car parking arrangement and site access during construction; and – Safety measure to minimise impacts to pedestrians and cyclists. – During demolition, excavation and construction, construction hours are as follows: • Monday to Friday – 7.00am to 6.00pm • Saturday – 8.00am to 1.00pm • Sunday / Public Holiday – no work – Raise awareness of, and actively encourage the use of, sustainable transport amongst users.

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	– The site manager is to promote the use of carpooling amongst staff and public transport usage to reduce the construction staff parking demand. – There is to be no queueing of construction vehicles on streets adjacent to the site. – If a mobile crane / tower crane is required for the site, it is expected that this will be delivered to the site outside of peak operating hours of the town centre (i.e. after 9:00pm), such that it can be installed from Gunnamatta Avenue or Bells Boulevard. The delivery and approval of mobile crane / tower crane is subject to a separate application to Council as part of the Construction Traffic Management Plan. – It is expected that site amenities will be located wholly within the site, with all persons entering the site required to report to the site office and be inducted into the site prior to entering the construction site as per standard Work Health and Safety requirements. The haulage route for construction vehicles will be assessed within the detailed Construction Traffic Management Plan, but construction vehicle access will likely be via Casuarina Way either from the north or the south, like that of a waste vehicle. – The site frontages on the outside of the construction fence are to be free of any waste, construction material or trip hazards associated with the development. Only authorised personnel are permitted on-site and must be inducted by the site manager / OH&S officer. Site fencing on the along the frontages should also be regularly inspected for potential trip hazards or encroachment onto the verge where pedestrians will walk. It may be necessary to implement a traffic controller to monitor pedestrian traffic adjacent to the construction site • Notification letters will be distributed to nearby residents, and a contact sign will be prominently displayed on-site to ensure that the public have the ability to ensure community awareness throughout the construction process. • The development is required to obtain the relevant approval/s under Section 138 of the <i>Roads Act 1993</i> for any works within the public road reserve. • An internal signage and wayfinding plan is required to be prepared. This plan is required to be implemented on site prior to occupation of the building.
SEAR 10 – Noise and Vibration	• Compliance with Standardised Hours of Construction under the ICNG: Works will not occur past 6:00 PM on weekdays and 1:00 PM on Saturdays in accordance with standardised hours of construction under the ICNG. No works are proposed to occur on Sundays or public holidays. • A routine condition of consent is expected to enforce the adoption of standardised construction hours in accordance with the ICNG. This condition should acknowledge that in the unexpected event that any after-hours exemption(s) need to be sought, then written permission should be sought from the relevant authority. • Construction Environmental Management Plan (CEMP): A Construction Environmental Management Plan is to be prepared to manage the potential noise and vibration impacts during the construction process. This CEMP is to accord with relevant industry standards and guidelines. • Noise and Vibration Management Plan: A Noise and Vibration Management Plan (NVMP) will be prepared before a Construction

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	Certificate is issued. The NVMP will accord with the relevant industry standards and guidelines, including the ICNG. • Noise and Vibration Monitoring, Reporting and Complaint Response Procedures: If required, noise and vibration monitoring may either consist of manned and/or un-manned measurements. Active monitoring may be undertaken during the construction phase in response to any complaints from neighbouring residents. Should any complaints be received from local residents, appropriate procedures will be followed as recommended within the NVIA. A register of any complaints that are received will be kept on site throughout the duration of works. • Mechanical Plant Design: All operational mechanical equipment will be specified and located to comply with the Noise Policy for Industry and Council noise emission limits. Acoustic screening, enclosures, duct silencers and vibration isolation mounts will be incorporated where necessary. Compliance will be verified during detailed design and, if required, confirmed by post-installation testing prior to occupation. • Loading Dock: The NVIA recommended the following mitigation measures and procedures in relation to the operation of the loading dock: – Vehicle speeds are not permitted to exceed 10km/h whilst on the premises. – All service vehicle engines are to be switched off when parked or when unloading goods. – Releasing of airbrakes will only be permitted once vehicles are inside the loading dock. • Communal Open Spaces (General): Where appropriate, the following mitigation measures will be implemented in relation to communal open spaces across the site: – Signage will be displayed to remind future residents and visitors to be considerate and minimise obstructive noise. – Residents will not be allowed to play amplified music, and outdoor communal spaces will not be permitted to large gatherings during noise-sensitive hours. • Swimming Pool Deck: Use of the swimming pool deck will be limited to day and evening periods to minimise the potential for noise complaints from local residents and future residents within the proposed development. • Skittle / Pickle Ball Court: The following mitigation measures were recommended within the NVIA in relation to the skittle / pickle ball court: – Signage will be placed to discourage shouting, excessive celebration and to remind residents that playing amplified music through portable speakers is not allowed. • The use of the skittle / pickle ball court is limited to daylight hours, including on weekends.
SEAR 11 – Water Management	• Prior to the issue of the construction certificate, prepare a detailed erosion and sediment control plan to be approved by the project certifier • Prior to the issue of the construction certificate, prepare a detailed plan on how to manage excess fill on site. • Prior to the commencement of works on site, the approved erosion and sediment controls are to be implemented on site.

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	• Prior to the issue of the construction certificate, the final design for reticulated water supply is to be prepared and approved by the project certifier. • Prior to the issue of the occupation certificate, a plan for regular maintenance of the stormwater network including the infiltration system is to be prepared. • During the life of the building the plan for maintenance of the stormwater network is to be undertaken.
SEAR 13 – Contamination and Remediation	• Waste material to be removed from the site. All waste is to be classified in accordance with NSW Environment Protection Authority Waste Classification Guidelines 2014 prior to removal off site to an approved facility. • All waste material to be assessed for the presence of asbestos by a Safework NSW licensed contractor and, where required, removed to an appropriate landfill facility, with a clearance certificate issued.
SEAR 14 – Trees and Landscaping	• Landscaping is to be delivered on site as per the landscape plans by 360 degrees • Prior to and during construction the recommendations as outlined in the Arboricultural Impact Assessment are to be followed.
SEAR 15 – Ecologically Sustainable Development	• Prior to the commencement of works, prepare an environmental management plan to manage ESD during construction phase of the development. • Prior to occupation, prepare an ESD maintenance plan to manage ESD during the operational phase of the development.
SEAR 16 – Biodiversity	• A construction phase Bush Stone-curlew Management Plan is required to be prepared by a suitably qualified ecologist. The plan should detail suitable best practice construction phase avoidance and mitigation measures having regard for the Recovery Plan for the Bush Stone-curlew (<i>Burhinus grallarius</i>) dated February 2026 prepared by NSW DEC to include (but may not be limited to): – Pre-construction works survey undertaken by a suitably qualified ecologist, – Site personnel awareness induction. – Fencing and signage details. – Site monitoring by a suitably qualified ecologist during the construction period. – Protocol that specifies where roosting or nesting of Bush Stone-curlew is observed on site immediately prior to or during construction, a construction exclusion zone of at least 30 metres radius is to be established around the nest or roost site. In the case of nesting birds all works are to cease in the exclusion area until chicks have fledged. In the case of roosting bird/s all works must cease in the exclusion area until the roosting bird/s move offsite at their own volition. • Other contingency protocols (unintentional harm) contacts and details of any necessary animal ethics and/ or handling licences or permits that may be required/ obtained in the event of unintentional Bush Stone-curlew harm/ injury or intervention actions.
SEAR 17 – Waste Management	• All waste across the operational phases of the project are to be managed in accordance with the Waste Management Plan (WMP) prepared by Elephants Foot Consulting (Appendix O) and as amended by the Updated

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	Operational Waste Management Plan (Rts Appendix 10), inclusive of the mitigation measures identified in Table 2 of this Plan. • A Construction Waste Management Plan (CWMP) is to be prepared prior to construction starting on site. This will detail the following: - - Areas to be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. - Segregation of materials that may be hazardous and which will be required to be disposed of, - Recovery equipment, such as concrete crushers, chippers, and skip bins, - Material storage, - Access for transport equipment, and - Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials. • All excavated material removed from the site, because of the demolition and construction of all buildings, will be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation and disposal to an approved waste management facility
SEAR 18 – Social Impact	• Adherence to the mitigation measures identified in the Social Impact Scoping Study prepared by Gyde and dated 10 December 2025. (Appendix EE) • Additional key mitigation measures that are recommended in relation to the findings of the scoping report include: – Communication will be maintained with residents prior to and throughout the construction period. Transparent community information and complaints procedures will be established. – Preparation of a Plan of Management with a registered Community Housing Provider (CHP), including: • Resident cohesion and integration initiatives. • A local area prioritisation approach for affordable housing allocation. – Implementation of appropriate CPTED measures with reference to the accompanying CPTED Report (Appendix Z). • Construction management measures that are aligned with accepted industry standards, as identified in Section 9.15 & Section 9.2.5 of this EIS with respect to the management of construction traffic and noise. • Compliance with a Construction Traffic Management Plan (CTMP) with management measures will be finalised before a Construction Certificate is issued in line with standard practice.
SEAR 21 – Aboriginal Cultural Heritage	Aboriginal Heritage • Prior to construction or any ground impacting works, prepare an unexpected finds procedure that provides clear instruction on actions to be taken if suspected relics are uncovered. The unexpected finds procedure should be prepared as part of the construction environmental management plan and include actions and will step out the process in the even that that unexpected finds are unearthed. In particular:

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	i. Human remains, and/or ii. Aboriginal objects or historical relics not related to the known development of the subject site • In the unlikely event that unexpected archaeological objects, relics, features, deposits or structures are located during the construction phase and in particular, during the earthworks associated with the construction of the subsurface basement levels, the protocols outlined in the unexpected finds procedure should be followed
SEAR 22 – Environmental Heritage	Archaeology • Prior to construction or any ground impacting works, prepare an unexpected finds procedure that provides clear instruction on actions to be taken if suspected relics are uncovered. The unexpected finds procedure should be prepared as part of the construction environmental management plan and include actions and will step out the process in the even that that unexpected finds are unearthed. In particular: iii. Human remains, and/or iv. Aboriginal objects or historical relics not related to the known development of the subject site • In the unlikely event that unexpected archaeological objects, relics, features, deposits or structures are located during the construction phase and in particular, during the earthworks associated with the construction of the subsurface basement levels, the protocols outlined in the unexpected finds procedure should be followed.