

Appendix 3 - Mitigation Measures Table

339 Mowbray Road, Chatswood – ‘Chatswood Dive Site’ - Build-to-Rent (SSD-100006957)

A compilation of all the mitigation measures and recommendations as stated within the relevant supporting documentation is provided in Table 1 below. The mitigation measures address the items put forward under the SEARs.

The mitigation measures are ordered in accordance with Section 7 of the Environmental Impact Statement.

Table 1 identifies at which stage each mitigation is required to be undertaken.

Table 1: Mitigation Measures

Detail	Prior to Construction	During Construction	Ongoing Operation
SEAR 1 Statutory Context			
None required.			
SEAR 2 EDC and Employment			
None required.			
SEAR 3 Contribution and Public Benefit			
None required.			
SEAR 4 Engagement			
Ongoing communication with Council, relevant NSW Government Agencies, and other key stakeholders be maintained as the project progresses.	X	X	X
SEAR 5 Design Quality			
None required.			
SEAR 6 Built Form and Urban Design			
Ensure sightlines along the shared use zones and primary pedestrian pathway are maintained to maximise passive surveillance.			X
Ensure sightlines along the tertiary pedestrian pathway and open space east of the BTR block on the south to the BTR block are always maintained to maximise passive surveillance.			X
Ensure plantings along shared use zones, primary and tertiary pedestrian pathways, and through the open			X

space to the east support passive surveillance, with lower-level shrubs reaching a mature height of no more than 500mm above ground level and trees a minimum canopy height of 1.8m when mature. • Install CCTV in to enable surveillance of the car park / service access point. • Consider painting the ground level waste collection and service area white and include lighting that meets Australian Standards. • The Proposal shall incorporate multiple access control strategies—natural, technical, and organised—to manage movement and enhance security across the BTR block. • Technical access control measures, such as clear signage and secure doors, shall be planned and installed to regulate entry to restricted areas, including residential premises, car park and service areas. • Ensure signage facilities for the joint purpose of clearly defining public and private space, and guiding people intuitively toward specific areas. • At the detailed design stage, signage, and other elements shall be developed to further reinforce each area's (residential, commercial, retail) function. • Ensure design cues to direct pedestrians are emphasised along the tertiary pedestrian link. • Use bespoke street furniture and place making treatments including public art to reinforce public spaces. • The site includes an active ground plane interfacing with the streets and public open space to create a safe and inviting precinct. • Vertical facade planting to Level 1, 2 and 3 is proposed to screen podium car parks and connect the communal and public open space. • The building shows a high level of design with matching materials and finishes. It is anticipated that future building management will oversee site upkeep, including cleanliness, removal of graffiti, and landscaping to ensure the site remains inviting and well-presented. • Landscaping surrounding the BTR block should be well maintained, and specifically regular checks are conducted of the open space east of the block to ensure: the area is well maintained, and any fallen branches and other green waste is disposed of rapidly damage caused by vandalism or graffiti is rapidly addressed. • Any breakages to complimentary external items, such as windows, lighting fixtures, waste bins, seating and			
		X	X
		X	
		X	
		X	
		X	X
	X		
		X	X
		X	X
			X
		X	X
			X
		X	X
			X

signage, shall be repaired within a reasonable time frame. Refer to the Operational Plan of Management for the site for detailed management procedures to be prepared prior to an occupation certificate is issued for the BTR building.		X	
SEAR 7 Environmental Amenity			
Reflectivity Mitigation Measures The external roofing, glazing and walls of the proposed building are to be of minimal reflectance so as to avoid nuisance in the form of glare or reflections to the occupants of nearby buildings, pedestrians and/or motorists. Details demonstrating this are to be submitted with the Construction Certificate.	X	X	X
Lighting Mitigation Measures Ensure outdoor lighting meets Australian Standards	X	X	
Wind Mitigation Measures - Localised planters or porous screening should be considered on the podium rooftop areas where it is intended for seating, - Wrap around awnings and potential canopies can be used along the podium areas to mitigate impacts of the prevailing winds.	X X	X X	
SEAR 8 Visual Impact			
None required.			
SEAR 9 Transport			
A condition of consent be imposed: - Concurrence with TfNSW, as per Section 138 of the Roads Act 1993, must be applied for and achieved prior to issue of a future Construction Certificate. - Prior to any construction, a detailed construction traffic management plan is to be developed in consultation with the relevant authorities, to seek to minimise any delays, disruptions, and safety risks. This is to be submitted to the Private Certifier prior to construction commencing. - A Green Travel Plan will be developed prior to commencement of construction. To ensure the successful implementation of the GTP, a Travel Plan coordinator should be appointed. This could be the building manager or a member of the body corporate. - The development, including landscaping, within the easements identified within Appendix 8 will be provided	X X X		

prior to the provision of an Occupation Certificate of the site. This development will be delivered under this SSDA unless the works are approved under SSD-100360960 prior to receiving a Construction Certificate.			
General mitigations: - The following general mitigations are proposed to reduce the impact of traffic movements on the community: - Truckloads are to be covered during transportation - Neighbouring properties are to be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities. - All activities, including materials delivery, are to be conducted fully within the sites and, therefore, would not impede traffic flow along local roads. - Materials are to be delivered, and spoil removed during standard construction hours. - Avoidance of idling trucks alongside sensitive receivers - Deliveries are planned to ensure a consistent and minimal number of trucks arriving at the site at any time. - Additionally, to manage driver conduct the following measures are to be implemented: - All truck movements will be scheduled - Vehicles are to enter and exit the site in a forward direction along the travel path shown on delivery maps - Drivers are to always give way to pedestrians and plants - The Principal Contractor will develop a Detailed CTMP and include/formalise the following information: - Description of construction activities, duration and work hours - Detailed assessment of construction traffic impacts, including any cumulative impacts from surrounding developments - Details regarding one-off activities such as crane installation and other equipment - Swept path analysis of heavy vehicle access to the site - Detailed assessment of on-street parking impacts - Detailed strategy for pedestrian diversion - Emergency vehicle access - Traffic Guidance Schemes		X	
	X		

– Contact details of key project personnel – Any work zones or permits required will be sought from Willoughby Council. It is not anticipated that long term work zones on Nelson Street will be required for the construction of the BTR development			
SEAR 10 Noise and Vibration			
• Night-time internal level criteria cannot be achieved with windows open on most facades. Alternative systems required to be investigated to allow room to be ventilated so as to meet the requirements of AS 1668.1. These mitigation treatments include the following and should be considered at detailed design stage; – Partially enclosed balconies, – Acoustically treated balconies; – Acoustic plenums; – Wintergardens; – Trickle ventilation systems, – Mechanical ventilation/air-conditioning system –	X		
<i>Operational Mitigation Measures:</i> • Any speed bumps, drainage grates or expansion joint covering plates should be firmly down such that they do not generate any rattling noises when driven over by vehicles. • The vehicle turntable should be vibration-isolated to prevent ground-borne noise transmission. • Mechanical equipment mitigation measures include: – Locating mechanical equipment as far as practicable from noise sensitive receivers; – Using in-duct treatments such as internally lined ductwork or silencers; – Building barriers or enclosures around equipment; – Using acoustic louvres			X
<i>Construction Mitigation Measures</i> • A detailed Construction Noise and Vibration Management Plan should be prepared and should include the following: – Identification of nearby residences and other sensitive land uses; – Description of approved hours of work; – Description and identification of construction activities, including work areas, equipment and duration;	X		

– Description of what work practices (generic and specific) will be applied to minimise noise; – Consider the selection of plant and processes with reduced noise emissions; – A complaints handling process; – Noise monitoring procedures; – Overview of community consultation required for identified high impact works; – Overview of community consultation process and assessment required for identified additional works outside of standard construction hours; and – Induction and training will be provided to relevant staff and sub- contractors outlining their responsibilities with regard to noise. • The following measures should be employed during the construction of the development, where feasible: – Operate during approved hours – Undertake regular noise monitoring to determine the impact of operating plant on sensitive receivers – Appropriate training of onsite staff – Undertake community consultation and respond to complaints in accordance with established project procedures – Turning off machinery when not in use – Respite periods for pile drivers and rock breakers (if applicable) – Conducting regular maintenance of plant to ensure that they are operating as efficiently and quietly as practicable – Engineering Controls – Portable temporary screens – Screen or enclosure for stationary equipment – Maximising the offset distance between noisy plant items and sensitive receivers – Avoiding using noisy plant simultaneously and/or close together, adjacent to sensitive receivers – Orienting equipment away from sensitive receivers – Carrying out loading and unloading away from sensitive receivers – Using dampened tips on rock breakers – Using noise source controls, such as the use of residential class mufflers, to reduce noise from all plant and equipment including bulldozers, cranes, graders, excavators and trucks		X	
---	--	---	--

– Selecting site access points and roads as far as reasonably practicable away from sensitive receivers – Using spotters, closed circuit television monitors, “smart” reversing alarms, or “squawker” type reversing alarms in place of traditional reversing alarms – Employ non noise-generating structures such as site offices, storage sheds, stockpiles and tanks as noise barriers			
SEAR 11 Water Management			
None required.			
SEAR 12 Ground and Groundwater Conditions			
Conditions of Consent:			
• The site must be prepared to the levels identified in Appendix 36 as part of a Crown DA prior to receiving a Construction Certificate in relation to this SSDA.	X		
General Mitigations:	X		
• If any further geotechnical investigation indicates there is presence of high salinity, a Salinity Management Plan (SMP) should be prepared as a condition of consent prior to the commencement of construction. The SMP would provide details on managing site salinity, minimising the effect of the proposed development on salinity processes and to protect the proposed development from salinity damage.		X	
• Where controls on vibrations are required, the contractor should consider the use of smaller hammers, rock saws and grinders to undertake the excavation.			
• To manage the deeper residual profile, the building will need to be supported on deep pile foundations within the stronger ASHFIELD SHALE unit at depth. For Option 2 development where the column loads are significant this may require the use of large diameter piles or pile groups with pile caps.		X	
• Lightweight, ancillary structures could be supported by pad footings founded on or within the RESIDUAL SOIL unit below the FILL units.		X	
SEAR 13 Contamination and Remediation			
• Undertake a detailed investigation of the site to obtain relevant data demonstrating the suitability of this portion of the site for the proposed land use in accordance with SEPP (R&H) 2021 requirements.	X		

SEAR 14 Trees and Landscaping			
None required.			
SEAR 15 Ecologically Sustainable Development			
None required.			
SEAR 16 Biodiversity			
- During construction, control and removal of priority weeds in accordance with the Biosecurity Act 2015. - During construction, adopt best-practice stormwater management to prevent sedimentation or offsite runoff. - Install native vegetation and green infrastructure as part of the development's landscaping strategy to enhance urban biodiversity.	X	X	
SEAR 17 Waste Management			
A condition of consent can be imposed which states that before commencing work a risk assessment should be carried out to determine if there is any asbestos on the site. In the event that any asbestos is found, any handling of asbestos waste must be performed in accordance with Clause 42 of the PoEO Act 1997 and Safe work procedures would need to be devised that minimise exposure. Details are to be provided to the Private Certifier prior to any construction works.	X		
Construction Waste Mitigation Measures - The following general site management measures are recommended for preliminary site works: - All excavated material (VENM and ENM) removed from the site has been classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility. - Uncontaminated soils may be reused onsite to even out cut and fill. - No vegetation would be pushed into or applied to ecologically sensitive areas. - Materials would be reused or recycled wherever possible. - Separate bins would be provided for source separation of waste types where possible. - Residual waste would be disposed of at a licensed landfill.		X	

– Litter on the site would be managed daily to maintain a tidy environment. – The disposal of nightsoil from portable toilets would be managed by a licensed contractor. – Transport of waste would be managed by a licensed operator. – Records would be kept of the transport and disposal of materials. • All hazardous waste identified on-site is to be handled, stored and disposed of in accordance with the relevant guidelines and standards: – All waste fill/soils will be classified in accordance with the EPA (2014) Waste Classification Guidelines. – If prior immobilisation treatment of the waste soils is required, disposal consent will be obtained from the NSW EPA before spoil transport. – All excavated soils shall be stockpiled separately within the designated excavation area or transported to a suitable compound (with appropriate waste tracking documentation) for temporary storage, to enable waste classification, sampling and testing. – All stockpile heights must be limited to a maximum of 2m. – After waste classification, the materials will be transported and disposed of at EPA-licensed waste landfill facilities. In accordance with the NEPM (2013) guidelines, stockpiled fill/soils will be sampled and laboratory analysed for waste classification purposes in accordance with appropriate methodology. – If the stockpiled materials contain concentrations of contaminants that exceed the disposal guidelines for Restricted Solid Waste (i.e. the materials are classed as potentially Hazardous Waste), they will be held on-site pending the determination of alternative disposal arrangements and/or on-site treatment. If required, disposal content will be sought from the NSW EPA prior to spoil transport. The following general measures will be employed in the management and storage of hazardous materials to reduce risks associated with them: – Designated storage locations will be secure, ventilated areas with clear signage, ensuring segregation and secondary containment for potential leaks.		X	
--	--	---	--

– The area designated for storing any potentially hazardous materials will maintain controlled access by authorised personnel only. – Any containers required to hold hazardous materials will be compatible, sealed containers, labelled adequately with hazard symbols and storage instructions. – Safety equipment such as PPE, fire protection or spill kits will be made available at the site, nearby proposed storage locations for any potentially hazardous materials. – Records of stored materials will be retained, and collection by licensed contractors will be noted against all hazardous materials collected from the site. • Regular monitoring of hazardous materials storage for potential risks and action taken to rectify those risks will be retained in a logbook			
SEAR 18 Social Impact			
• Establish a community information campaign to provide information of essential worker housing.	X	X	X
• Clarify and make public the definition of essential workers.	X	X	X
• Clarify and make public an essential worker eligibility and rental costs scale.	X	X	X
• Prepare an information circular detailing the conclusions of the traffic impact assessment and how traffic generated by the proposal will be managed.	X		
• Prepare a Green Travel Plan to encourage residents and construction workers to reduce private motor vehicle use and promote public and active transport use.	X		
• Undertake a cumulative traffic impact assessment and implement recommended mitigation measures.	X		
• Ensure the design of communal spaces is maximised to create opportunities for building social connections amongst residents. This may be achieved by the types of seating, children's play equipment, or appropriate recreation activities.	X	X	
• Provide a welcome pack to all new residents describing the overall community residing in the development (essential workforce) to help build a sense of belonging and social connections.			X
• Ensure signage / wayfinding for the site uses environmental cues like landmarks, colour contrast, and consistent features to help locals and visitors orientate and navigate safely.	X	X	
• Consider the inclusion of commercial floor space suitable for a medical centre.	X		

Continue to engage with local First Nations people into the design development stage of the six seasons garden to implement outputs from the Walk on Country design workshop	X		
Procure a First Nations botanist or associated knowledge holder to provide input into the planting plan and selection on the site to ensure it appropriately reflects and engages with Country.	X		
Implement mitigation measures identified in the preliminary construction traffic management plan, including the preparation of a detailed construction traffic management plan by the principal contractor.	X		
Implement measures identified in the Noise and Vibration Impact Assessment prepared by RWDI (Appendix 19).	X		
- Prepare a detailed Construction Management Plan (CMP) prior to Construction Certificate (CC). The CMP will include (but not be limited to): - mechanisms to deliver regular updates to primary social locality residents throughout the construction stages, including key timings of major construction milestones and activities - mechanism or register to enable feedback from primary social locality residents during the construction phase - mechanisms for primary social locality residents with young children, older people, those with health issues and shift workers to come forward and be given consideration during the construction period if required - complaints log.	X		
Liaise with other development sites to minimise any potential impacts from construction traffic and noise on surrounding residents.		X	
Conduct ongoing reviews of cumulative heavy vehicle traffic generation and coordination of heavy vehicle routes used by these projects will be undertaken on a regular basis between the appointed contractor, Willoughby Council and TfNSW to minimise impacts on the road network.		X	
Implement measures identified in the Crime Prevention Through Environmental Design (CPTED) Report prepared by Gyde Consulting (Appendix 32).	X		
Design the vertical landscape with a view to planting natural plants species to promote a resilient and sustainable green canopy and according to biophilic design principles.	X		

- Continue to engage with the community, and specifically, those attending engagement sessions to keep them informed and close the engagement loop. - Identify where community feedback has resulted in changes to the BTR Proposal.	X	X	
	X		
SEAR 19 Flood Risk			
- Finished floor levels will maintain effective site drainage and ensure safe discharge to the lawful point of drainage, consistent with Willoughby DCP Part B – Residential Development (2025) and the supporting Civil Engineering Report. - The minimum driveway crest level should be set to 102.1m AHD. Details are to be shown with the Construction Certificate.	X		
	X		
SEAR 20 Bush Fire Risk			
None required.			
SEAR 21 Aboriginal Cultural Heritage			
None required.			
SEAR 22 Environmental Heritage			
<i>Construction Mitigation</i>			
- A Heritage Interpretation Plan and Strategy should be undertaken and implemented to highlight the natural and former development of the land from the early North Willoughby civic township to education and recent uses previously occupying the site, as the site of the former recreational and playground use of former Mowbray House school. This should include historic and natural elements. - A photographic archival recording of the site should be prepared by a suitably qualified heritage consultant prior to the commencement of works, in order to identify and record the site in its current condition. The document should be prepared in accordance with the Heritage NSW guidelines. - An “Unexpected Heritage Finds Procedure”, in accordance with Heritage NSW guidelines should be prepared for potential archaeological finds, prior to the commencement of works. - Refer to the accompanying archaeological assessment for the site.		X	
		X	
		X	
		X	
SEAR 23 Public Space			

None required.			
SEAR 24 Hazards and Risks			
None required.			

DRAFT