

Appendix D - Mitigation Measures Table

Impact Area	Potential Impact	Mitigation / Management Measure	Responsibility	Timing
General / All Impacts	Non-compliance with assessed design and impact assumptions	Development to be carried out generally in accordance with the approved plans, reports and mitigation measures identified in the EIS and supporting documentation	Applicant / Principal Contractor	Construction & Operation
Biodiversity	Disturbance to biodiversity values	No additional biodiversity impacts beyond previously approved disturbance footprint. Works confined to approved site boundary	Principal Contractor	Construction
	Clearing beyond approved scope	Any vegetation removal to be limited to that approved; no off-site clearing permitted	Principal Contractor	Construction
Built Form & Urban Design	Excessive bulk or visual dominance	Built form, setbacks and envelopes to be delivered in accordance with approved architectural drawings	Applicant	Construction
	Visual amenity impacts	Façade articulation, materiality, and podium design to be implemented as per the Architectural Design Report	Applicant	Construction
Visual Impact	Visual prominence from key viewpoints	Slender tower form, setbacks and articulated podium retained as approved	Applicant	Construction
	Night-time glare	Lighting to comply with AS/NZS lighting standards; no upward spill lighting	Principal Contractor	Construction & Operation

Wind Environment	Pedestrian discomfort or safety impacts	Wind mitigation measures (awnings, setbacks, podium articulation) implemented as per Wind Impact Study	Applicant	Construction
	Unanticipated wind effects	Detailed wind mitigation design to be confirmed at CC stage if required	Applicant	Construction Certificate
Noise & Vibration – Construction	Construction noise impacts	Compliance with ICNG and INP; hours limited to approved construction hours	Principal Contractor	Construction
	Vibration damage to adjoining structures	Vibration management and monitoring in accordance with Noise & Vibration Assessment	Principal Contractor	Construction
Noise – Operation	Noise from plant and retail activities	Acoustic design and plant attenuation measures to comply with EPA guidelines	Applicant	Operation
Traffic & Transport	Construction traffic disruption	Construction Traffic Management Plan (CTMP) to be implemented and updated as required	Principal Contractor	Construction
	Road safety impacts	All access arrangements to comply with TfNSW requirements and approvals	Principal Contractor	Construction
Parking & Access	Unsafe or inefficient access	Basement access, circulation and parking to be delivered in accordance with approved drawings	Applicant	Construction
Water Management	Stormwater quality impacts	On-site detention, water quality treatment and IWMP measures implemented	Applicant	Construction & Operation
	Flooding impacts	Development designed above applicable flood planning levels	Applicant	Construction

Groundwater & Dewatering	Groundwater drawdown impacts	Dewatering managed in accordance with Dewatering Management Plan	Principal Contractor	Construction
	Water quality degradation	Monitoring and treatment of groundwater prior to discharge	Principal Contractor	Construction
Contamination & Remediation	Exposure to contaminated materials	Works to comply with Remediation & Validation Report and Unexpected Finds Protocol	Principal Contractor	Construction
Heritage (Non-Aboriginal)	Unexpected archaeological finds	Stop-work and notification procedures are implemented if relics are discovered	Principal Contractor	Construction
Waste Management	Construction waste generation	Implementation of Construction & Demolition Waste Management Plan	Principal Contractor	Construction
	Operational waste amenity impacts	Operational Waste Management Plan implemented for residential and retail uses	Building Manager	Operation
Trees & Landscaping	Loss of canopy and amenity	Landscaping and arboriculture measures delivered as per Landscape Design Report	Applicant	Construction
Accessibility	Non-compliant access	Building to comply with NCC, DDA and relevant Australian Standards	Applicant	Construction
Fire Safety	Fire safety risk	Fire engineering measures delivered in accordance with Fire Engineer Report	Applicant	Construction
Utilities & Services	Service disruption	Coordination with service authorities; upgrades delivered as required	Applicant	Construction
Affordable Housing	Failure to deliver or retain affordable housing	Affordable housing delivered and managed by Registered CHP in accordance with Housing SEPP and consent conditions	Applicant / CHP	Operation
ESD	Inefficient resource use	All-electric building, solar PV, water reuse and ESD initiatives implemented	Applicant	Construction & Operation