



Consolidated Mitigation Measures Table

SSD-103541730

271-273 Alfred Street, North Sydney

Prepared by Colliers Urban Planning

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Mitigation Measures Table

Ref No.	Mitigation Measure
Design and Operation	
Arboricultural	
DO-ARB-1	Ongoing Monthly Inspections undertaken and Memorandums issued if stipulated by the overseeing governing body, tree manager and/or tree owner.
DO-ARB-2	Plant Health Care regimen - when mandated by the overseeing governing body and/or decided upon by the Tree Owner/Manager. This may include: a Top dressing of Organic Mulch and the application of organic micronutrients (Botanicals).
Aviation	
DO-AV-1	A controlled activity approval is required under the APARs for the building to infringe Sydney Airport Prescribed Airspace.
Acoustic	
DO-ACO-1	Condenser units may require internally lined acoustic screen / enclosure (with sufficient open area allowance for air intake).
DO-ACO-2	Condenser unit discharge may be required to be ducted, duct is to be internally lined.
DO-ACO-3	Condensers are to be capable of operating in night mode / low noise mode during the night.
DO-ACO-4	Fans may be required to be fitted with attenuators between Basement 1 to Level 2.
DO-ACO-5	Acoustic louvres may be required between Basement 1 to Level 2.
DO-ACO-6	Fans may be required to be fitted with attenuators on Level 36.
DO-ACO-7	Acoustic louvres may be required between on Level 36
DO-ACO-8	Cooling tower well may need to be internally lined.
DO-ACO-9	Acoustic louvres may be required on the plantroom intake and or discharge.
DO-ACO-10	Operational controls to limit noise emissions when vehicles are within the loading dock, such as minimising vehicle idling time, and managing operation of the loading dock door (note: when developing operational controls for the dock, the noise generation from opening & closing of door is to be assessed against duration and noise generation of activities in the loading dock to determine approach).
DO-ACO-11	Consideration of sound insulation performance of the loading dock building envelope, including loading dock doors.
DO-ACO-12	Incorporation of a turntable (currently proposed) to reduce need of use of vehicle reverse alarms.

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	Where practicable, strategically locate primary site entries, access roads, loading areas etc, away from the most noise sensitive receptors.
Wind	
DO-WIN-1	Extension of ground-level awning around the south-east corner of the tower.
Traffic	
DO-TRA-1	Suggestions and recommendations in promoting active transport usage include the promotion of walking and cycling events, and programs that facilitate bike-sharing within the development. Details regarding such suggestions and mode share targets are suggested in the GTP.
DO-TRA-2	Suggestions and recommendations in promoting public transport usage as well as mode share targets are suggested in the GTP.
Access	
DO-ACC-1	All works must comply with the relevant Australian Standards.
DO-ACC-2	A Construction Certificate under Section 6 of the Environmental Planning and Assessment Act 1979 must be obtained.
Waste	
DO-WAS-1	Waste areas have been sized appropriately for bins, efficient collection and daily use in accordance with waste generation rates. Appropriate bin types and sizes and disposal methods have been considered with minimal to no impact on odour, vermin or overspill. Waste collection frequencies are based on consideration for efficiency and low impact on traffic and access.
DO-WAS-2	Waste areas have been designed with close consideration to the North Sydney DCP and Council requirements. All design features have been considered for optimal daily operation.
Construction	
Arboricultural	
C-ARB-1	Appointment of a Project Arborist (AQF Level 5 minimum).
C-ARB-2	Tree Protection for any retained tree(s) is to be installed prior to demolition and/or the site establishment. The appointed Project Arborist will inspect and certify the Tree Protection. A Tree Protection Compliance Memorandum will be issued.
C-ARB-3	Monthly scheduled site inspections of the retained tree population will be conducted (if works are outside the NRZ) and a memorandum provided.
C-ARB-4	The appointed Project Arborist will oversee, and document all works carried out within the NRZ of any retained tree. A weekly Works Memorandum will be provided.
C-ARB-5	Visual Tree Assessment (VTA) by the appointed Project Arborist of the retained tree population once the major works have been completed; and the Tree Protection has been removed.
C-ARB-6	Final Visual Tree Inspection of the retained tree population and a Completion of Arboricultural Works Memorandum provided.
C-ARB-7	Any pruning assessments pertaining to the development must be visually made by an AQF Level 5 arborist; and if pruning is deemed necessary a Pruning Specifications Report is to be authored <i>per AS 4373-2007 Pruning of amenity trees</i> by an AQF Level 5 arborist and provided to the relevant Tree Manager/Owner and Council representative.

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C-ARB-8	If it is not pragmatic to use the abovementioned tree protection fencing then individual trunk, branch and ground protection must be installed to any retained tree located within five (5) metres of any proposed work zone.
C-ARB-9	Tree protection zones must be clearly labelled displaying the words 'Tree Protection Zone'. Signs will be placed on fencing of individual trees or every 10 linear metres on groups of trees.
C-ARB-10	Where the work site is only on one side of the tree, the barrier may be erected along the face of the tree adjacent to the work site.
C-ARB-11	Tree Protection Barriers must be erected before any site works commence and will not be removed or moved closer to the trunk of the tree, until after site works are complete.
C-ARB-12	No person, vehicle and/or machinery may enter the Tree Protection Zone unless otherwise authorised to do so by the Project Arborist.
C-ARB-13	Operating plant must be positioned to avoid the expellant of exhaust fumes and radiant operating heat damaging the physiological functions of the tree.
C-ARB-14	No chemicals, re-fuelling operations, spoil, fill, soil, materials of any kind, or equipment will be stored, emptied, disposed of, or temporarily placed in areas that the tree's root system could be utilizing unless approved by the Project Arborist and this is on an existing hard impermeable surface.
Aviation	
C-AV-1	A controlled activity approval is required under the APARs for construction equipment to infringe Sydney Airport Prescribed Airspace.
C-AV-2	CASA must be notified, under the CASR 1998 of the building and Construction equipment that exceeds 100 m above the ground level.
Contamination	
C-CON-1	Preparation of an Unexpected Finds Protocol (UFP) outlining the procedures that would be undertaken in the event unexpected contamination is encountered during excavation works.
C-CON-2	If dewatering is required, an appropriate dewatering management plan or equivalent will be required including how potential water quality impacts will be managed.
C-CON-3	A hazardous building materials assessment is required for existing buildings to identify the presence and extent of hazardous building materials.
C-CON-4	Any identified hazardous building materials will require removal and management in accordance with regulatory requirements, including a clearance report provided by a licensed occupational hygienist prior to undertaking bulk demolition.
C-CON-5	Waste classification / re-use assessment of any soils to be removed from the site in accordance with the Protection of the Environment Operations Act 1997. Further testing is required to finalise the waste classification for any soil to be disposed of off-site.
Economic	
C-ECO-1	Ensure minimal disruption to access and typical business operation during the construction stage of the project.
Acoustic	
C-ACO-1	A Noise and Vibration Management Plan (NVMP) will be formalised prior to the issuing of a Construction Certificate. Alternatively, relevant noise and vibration requirements is to be integrated into the project's detailed Construction Environmental Management Plan (CEMP).
C-ACO-2	Community consultation is to occur prior to, and during works as follows: Seek to establish long-term contact personnel or processes to aid notification of planned activities and expected disruption/effects and their duration. Notifications are to be as specific as practicable with regarding to nature, timing of works and any scheduled respite periods.

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	• Advise neighbours of mitigation and management processes and complaints handling procedures. Where respite periods may be warranted, discuss community preferences in terms of respite vs shorter overall works duration. Where respite is to be provided, seek to align with receiver preferences. • Guidance regarding noise and vibration complaints management process is included in the Noise and Vibration Management Procedure within the Noise and Vibration Impact Assessment. • Keep a register of any complaints, including details such as date, time, contact number, complainant location, description of complaint and action taken. • Provide quick response to complaints, both to aid understanding the cause of the complaint and reduce extended impacts.
C-ACO-3	Appoint a named member of the site staff who will act as the Responsible Person with respect to noise and vibration.
C-ACO-4	Site managers to periodically check the site and subjectively assess emissions to nearby receivers to proactively manage works.
C-ACO-5	All employees, contractors, and subcontractors to receive an environmental induction which is to include: • Standard noise and vibration mitigation measures • Permissible hours of work • Limitations on high noise and vibration generating activities • Location of nearest sensitive receivers
C-ACO-6	Regularly train workers and contractors (such as at toolbox talks) to reinforce good work practices and communicate any received complaints, responses and changes to work practices where relevant.
C-ACO-7	Document and communicate methods for use and maintenance of equipment to minimise noise and vibration.
C-ACO-8	Where practicable, fixed equipment (such as cranes, external hoists, waste chutes, generators) are to be located away from the most sensitive receptors. Where relevant to the equipment type, enclosures are to be provided or acoustically shielded by structures or site sheds etc.
C-ACO-9	Route heavy vehicle movements away from noise sensitive areas, such as residential streets where possible.
C-ACO-10	Where practicable, pre-fabricate and/or prepare materials off-site.
C-ACO-11	Highest noise generating activities are to be scheduled for the least sensitive times, where practicable.
C-ACO-12	For approved out-of-hours work, noisy activities are to be scheduled early in the night to minimise the impact on adjacent residents. Limit number of consecutive nights receivers are impacted. Ensure periods of respite are provided in the case of unavoidable maximum noise level events.
C-ACO-13	Vibration monitoring is to be conducted where works are proposed within the 'minimum working distance' to a sensitive receiver/structure/utility with respect to cosmetic damage. The indicative minimum working distance from a sensitive receiver at which construction is to occur to minimise the risk of cosmetic damage. Preliminary attended monitoring is to be carried out to evaluate risk of works exceeding relevant limits. Screening measurements is to be carried out with plant operating outside the minimum working distance, and progressively move closer.
C-ACO-14	Use quieter and less vibration emitting construction methods where feasible and reasonable. For example: • Use of electric / hydraulic equipment

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	Use of non-tonal reversing beepers (or an equivalent mechanism) for all construction vehicles and mobile plant regularly used onsite. Note, the use of non-tonal reversing alarms is recommended to minimise noise impacts however WHS requirements must be fully satisfied.
Traffic	
C-TRA-1	Site access during construction is designed to minimise impacts of construction vehicles on local roads within the vicinity of the site. Recommended site access is outlined in the preliminary CTMP Section 7.6.
Aboriginal Heritage	
C-ABH-1	All Aboriginal objects and Places are protected under the NPW Act. It is an offence to knowingly disturb An Aboriginal site without a consent permit issued by the Heritage NSW. Should any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity, and the find is not to 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.
C-ABH-2	Aboriginal ancestral remains may be found in a variety of landscapes in NSW, including middens and sandy or soft sedimentary soils. If any suspected human remains are discovered during any activity, you must: 1. Immediately cease all work at that location and not further move or disturb the remains. 2. 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. 3. Not recommence work at that location unless authorised in writing by Heritage NSW.
Archaeological	
C-ARC-1	Relics are historical archaeological resources of local or State significance and are protected in NSW under the =Heritage Act. Should unanticipated relics be discovered during the course of the project, the following steps are to be taken: - If a find is identified, works are to stop immediately around the find and the area is to be protected. - The find is to be reported to the project manager or supervisor. - An historical archaeologist is to 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.
Waste	
C-WAS-1	Materials from construction and demolition portions of the proposed development will be separated and recycled or reused onsite wherever possible to promote resource recovery.
C-WAS-2	Site will utilise skip bins to organise waste appropriately before transport to licensed facilities or being repurposed on site.



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