

Appendix 3 - Mitigation Measures

40-56 Ourimbah Road, Mosman

Table 1: Consolidated List of Mitigation Measures

SEAR No.	Detail
Mitigation Measures – Required as Conditions to address Residual Impacts	
SEAR 4 – Engagement	None required.
SEAR 5 – Design Quality	None required.
SEAR 6 – Built Form and Urban Design	Building Code Compliance - The proposal must comply with the relevant provisions of the BCA, as outlined in the BCA Design Assessment Report prepared by Codex Building Consultants (Appendix 16). Access - The recommendations and mitigation measures outlined at Table 3 of the Accessibility Capability Statement prepared by Codex Building Consultants at Appendix 13 are required to be implemented.
SEAR 7 – Environmental Amenity	None required.
SEAR 8 – Visual Impact	None required.
SEAR 9 – Transport	Construction - Prepare and implement a Construction Traffic Management Plan identifying approved haulage routes, delivery times, and vehicle types. Coordinate with road authorities where required. - Provide designated on-site worker parking where feasible or require workers to use nearby commercial parking or public transport. Restrict on-street parking through site management procedures. - Schedule large deliveries outside peak traffic periods and coordinate with traffic controllers where required. - Implement temporary traffic control plans in accordance with relevant traffic management guidelines. Provide advance signage and notify authorities prior to any lane closures. - Provide temporary pedestrian barriers, clear walkways, signage, and lighting. Implement controlled crossings where necessary. - Manage site access through booking systems and staging areas to prevent vehicles waiting on the public road network. - Install temporary signage and ensure construction vehicles follow designated access routes. Provide cyclist awareness training for drivers where feasible. - Install wheel-wash facilities and implement regular street sweeping where required. - Maintain adequate sight distance at temporary driveways and use traffic controllers during peak construction periods if required.

SEAR No.	Detail
	- Schedule heavy vehicle movements during standard construction hours and minimise early morning or late evening deliveries. - Provide on-site parking in accordance with planning controls and ensure appropriate allocation between residential, visitor, and retail uses. Implement parking management strategies if required.
SEAR 10 – Noise and Vibration	- Preparation and implementation of a Construction Noise and Vibration Management Plan incorporating the recommendations of the Acoustic Assessment. - Implementation of the construction noise and vibration mitigation measures identified within the Acoustic Assessment. - Notification and consultation with nearby residents and other sensitive receivers prior to commencement of particularly noisy construction activities. - Implementation of respite periods where required for high-noise activities including rock breaking, rock sawing and similar intensive excavation works. - Restriction of construction activities to approved construction hours unless otherwise approved. - Inclusion within the Construction Management Plan of a protocol requiring controlled testing and assessment of vibration associated with high-risk activities prior to commencement where there is potential for structural or amenity impacts. - Vibration monitoring at nearby sensitive receivers where vibration-intensive works are undertaken in close proximity to adjoining development. - Implementation of feasible and reasonable measures to minimise construction noise and vibration impacts throughout all stages of the works.
SEAR 11 – Water Management	None required.
SEAR 12 – Ground and Water Conditions	- Construction works are to be undertaken in accordance with the recommendations of the Geotechnical Investigation and Hydrogeological Report including Dewatering Management Plan and Groundwater Seepage Analysis. - A Construction Environmental Management Plan, Erosion and Sediment Control Plan, dewatering monitoring program, groundwater treatment system and relevant reporting requirements are to be implemented prior to and during excavation and dewatering works.
SEAR 13 – Contamination and Remediation	Pre-Construction Phase - Before commencement of any demolition works, a Hazardous Materials Survey (HMS) should be completed by a suitably qualified consultant, to confirm the presence / location of any hazardous materials within the existing fabric of buildings. - All identified hazardous materials must be appropriately managed during future demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the site surface. - An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM. - Where clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection, must be undertaken. Construction Phase

SEAR No.	Detail
	• All soil materials that are designated for off-site disposal, including any virgin excavated natural material (VENM), must be pre-classified in accordance the NSW EPA (2014) Waste Classification Guidelines. • Once appropriately classified, all waste materials are to be transported to EPA-licensed waste facilities by the appointed waste contractors. • Once appropriately classified, all waste materials are to be transported to EPA-licensed waste facilities by the appointed waste contractors
SEAR 14 – Trees and Landscaping	• Implementation of the Tree Protection Plan and AIA recommendations.
SEAR 15 – Ecologically Sustainable Development	• Detailed design documentation is to incorporate all ESD requirements and performance targets identified in the ESD Report. • Compliance with BASIX commitments and thermal performance specifications is to be demonstrated and formally documented through subsequent design development and certification processes. • BASIX assessment to be updated during the next design phase to confirm consistency between the final design and assessed sustainability outcomes.
SEAR 16 – Biodiversity	None required.
SEAR 17 – Waste Management	Construction and Demolition • Contaminated material stockpiled on site will be minimised as far as possible and should be stored on HDPE liner, in a bunded location which is protected from inclement weather; • Sediment fences should be installed around the base of stockpiles and the stockpiles should be covered. Where excavated material requires validations, samples should be taken for National Association of Testing Authorities laboratory testing as per the requirements of the contamination assessment prior to restoration works, backfilling exercises and disposal; • Any trucks carrying contaminated materials should be securely and completely covered immediately after loading the materials (to prevent windblown emissions and spillage) and must be licensed by the NSW Environmental Protection Authority (EPA); • Decontamination of all equipment prior to demobilisation from the site is important so that contaminated materials are not spread off-site. Operational • Ensuring storage areas are well lit (sensor lighting preferred) and have lighting available 24 hours a day.
SEAR 18 – Social Impact	• Engage the services of a community housing provider and Investigate opportunities to prioritise essential workers for affordable housing units. • Implement measures identified in the Green Travel Plan (GTP) to support additional use of active transport and other methods to reduce traffic congestion and contribute to community and individual health and wellbeing. • Implement measures identified in the Noise and Vibration Impact Assessment. • Notify neighbouring properties of pending construction works through letterbox drops and provide a QR code for access to project information and recording any feedback.

SEAR No.	Detail
	- Identify potential vulnerable communities by providing a phone contact number for households with younger children, older residents, those with asthma or mental health condition. - Parking to be made available on site for construction workforce vehicles. - Prepare and implement mitigation measures as identified in the Construction Traffic Management Plan (CTMP). - Contractor to prepare a Construction Management Plan (CMP) prior to Construction Certificate (CC). The CMP will include a 'good neighbour plan' that highlights the following actions / initiatives: - 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.
SEAR 19 – Flood Risk	Implement and maintain the Flood Emergency Response Plan for the operational phase of the development. <i>No additional flood mitigation measures are required given the site is not affected during the 1% AEP event and only experiences low-risk H1 flood hazard conditions within a limited landscaped area during the PMF event.</i>
SEAR 20 – Bush Fire Risk	None Required.
SEAR 21 – Aboriginal Cultural Heritage	If Aboriginal objects are discovered during the proposed works, works must stop immediately and an assessment must be undertaken in accordance with Part 6 of the <i>National Parks and Wildlife Act 1974</i>. If the activity cannot avoid harm to Aboriginal objects, works cannot proceed until further investigation is undertaken and correct approvals in place.
SEAR 22 – Environmental Heritage	Unexpected Finds Procedure - If archaeological resources are identified during any stage of the project, works in the area must cease, the area adequately protected, and a suitably qualified archaeologist notified so as to carry out more detailed investigation and assessment. - If the archaeological assessment determines that the remains are 'relics' in the meaning of the Heritage Act, the Department of Climate Change, Energy, the Environment and Water must be notified about the discovery of relics in accordance with Section 146 of the <i>NSW Heritage Act 1977</i>. Further approval/s may be required to allow the works to proceed. Heritage Induction - All staff involved in the proposed works, including design professionals and tradespeople, must receive a heritage induction prior to the commencement of works. The heritage induction should cover the historical values of the site and the potential for the project to encounter significant archaeological resources. - The induction should make contractors aware of the recommendations and mitigation methods included in this report, including the procedure to follow in the event that an unexpected archaeological find is encountered. Clear

SEAR No.	Detail
	lines of communication must be established for the reporting of any such finds and for procedures to be rapidly implemented.
SEAR 23 – Public Space	- Residential access points on Ourimbah Road, Bond Street and the basement car park are to be illuminated in accordance with AS 4282. - Detailed design is to ensure landscaping is consistent with CPTED principles and maintains visibility and sightlines. - Internal spaces are to be free from concealment or entrapment areas, be appropriately lit, and include clear signage distinguishing public and private areas. - Access points are to be clearly identified and demarcated from the public realm. - Access control measures for residential areas, communal areas, car parking, service rooms and plant rooms are to be incorporated into the detailed design. - Doors are to be constructed from durable materials and emergency/service doors are to be self-closing. - Signage and design measures are to reinforce the distinction between public and private areas. - An ongoing maintenance program is to be implemented, including landscaping maintenance, graffiti removal and repair of damaged infrastructure. - Consideration should be given to CCTV at key building entry points.
SEAR 24 – Hazards and Risks	None Required.
Mitigation Measures – Incorporated Into Design of Project	
SEAR 4 - Engagement	None required.
SEAR 5 – Design Quality	None required.
SEAR 6 – Built Form and Urban Design	Many design measures have been incorporated into the project based on amenity, access, safety, and sustainability requirements and recommendations provided by specialist consultants.
SEAR 7 – Environmental Amenity	Articulated building form; recessed upper levels; increased boundary setbacks; ADG-compliant building separation; landscaped buffers; rooftop screening and setback treatments; deep soil planting and canopy trees; orientation of balconies and habitable rooms to minimise overlooking.
SEAR 8 – Visual Impact	- Oriented the building along a north-west axis to maximise solar access while also accounting for neighbouring properties and future development potential. - Building mass responds to the site's topography rather than presenting as a single uniform height, reducing perceived scale. - Upper storeys are recessed to reduce apparent building bulk and create a lighter building form. - Curved balcony forms soften the building form and contribute to a more articulated façade. - Northern and eastern façades include vertical breaks to visually reduce the scale of the building and create a more slender appearance.

SEAR No.	Detail
	• Deep landscaped setbacks reduce perceived bulk, enhance privacy, improve outlook and soften the interface, particularly adjacent to the heritage item.
SEAR 9 – Transport	• Design site access and internal circulation to relevant road authority standards and ensure surrounding intersections operate within acceptable capacity based on traffic modelling. • Provide appropriate driveway width, sight distance, and turning radii to accommodate expected vehicle movements safely. • Provide sufficient internal queuing space between the driveway and parking access control devices (e.g., boom gates). • Install pedestrian priority treatments such as raised driveway crossings, warning signage, and adequate lighting. • Provide visitor parking and encourage use of nearby public transport services and active transport modes. • Provide a dedicated loading dock or loading bay designed to accommodate expected service vehicles and ensure safe manoeuvring. • Design waste collection areas to accommodate service vehicle swept paths and minimise reversing movements onto public roads. • Provide wide footpaths, safe driveway crossings, and adequate lighting to accommodate increased pedestrian volumes. • Provide secure bicycle parking for residents and short-stay bicycle parking for retail patrons in accordance with relevant guidelines. • Provide clear line marking, signage, and appropriate ramp gradients and sight distances. • Implement appropriate signage, lighting, and pavement marking near the site access.
SEAR 10 – Noise and Vibration	• Incorporation of façade, glazing and building envelope treatments in accordance with the recommendations of the Acoustic Assessment to achieve the applicable internal noise criteria. • Mechanical plant and equipment to be designed to comply with the NSW EPA Noise Policy for Industry criteria. • Provision of acoustic screening to rooftop plant areas, including screening with a minimum surface mass of 12 kg/m² and acoustic absorption treatment to internal screen surfaces where required. • Provision of acoustic attenuators to mechanical exhaust systems where required. • Air-conditioning condenser units to operate in quiet mode during evening and night periods where required to achieve compliance with operational noise criteria. • Enclosure of heat pump hot water systems within acoustically treated plant rooms where required. • Pool plant to comprise low-noise variable speed pumps operating at the minimum practicable speed and located within an acoustically treated enclosure, dedicated plant room or basement area. • Incorporation of acoustic louvres or equivalent treatments where plant room ventilation is required. • Detailed acoustic assessment of final plant selections during detailed design to confirm compliance with applicable operational noise criteria.

SEAR No.	Detail
SEAR 11 – Water Management	None required.
SEAR 12 – Ground and Water Conditions	The proposal incorporates a drained basement design, with groundwater seepage to be managed through subsoil drainage, sump-and-pump systems and discharge to the approved stormwater system, subject to treatment and monitoring requirements.
SEASR 13 – Contamination and Remediation	None required.
SEAR 14 – Trees and Landscaping	Provision of layered landscape screening comprising canopy trees, small trees and dense shrub planting along site boundaries and rooftop planter areas to supplement built-form privacy measures and soften views to and from adjoining properties.
SEAR 15 – Ecologically Sustainable Development	Refer to the ESD report for a detailed list of sustainability measures that have already been incorporated into the proposal.
SEAR 16 – Biodiversity	None required.
SEAR 17 – Waste Management	- Ensuring BCA compliance, including ventilation. Where required, ventilation system must comply with AS1668.4-2012 The use of ventilation and air conditioning in buildings. - Provision of bin washing facilities, including taps for hot and cold water provided through a centralised mixing valve. The taps must be protected from bins and be located where they can be easily accessed even when the area is at bin capacity. - Floor constructed of concrete at least 75mm thick. - Floor graded so that any water is directed to a sewer authority approved drainage connection to ensure washing bins and/or waste storage areas do not discharge flow into the stormwater drain. - Provision of smooth, cleanable and durable floor and wall surfaces that extend up the wall to a height equivalent to any bins held in the area. - Ensuring ceilings are finished with a smooth-faced non-absorbent material capable of being cleaned. - All surfaces (walls, ceiling and floors) finished in a light colour.
SEAR 18 – Social Impact	None required.
SEAR 19 – Flood Risk	Basement vehicle access is located from Ourimbah Road in an area unaffected by flooding in both the 1% AEP and PMF events. Potential PMF flood-affected areas are limited to landscaped portions of the site. Lower ground floor habitable areas are elevated above existing ground levels.
SEAR 20 – Bush Fire Risk	None Required.
SEAR 21 – Aboriginal Cultural Heritage	None Required.
SEAR 22 – Environmental Heritage	None Required.
SEAR 23 – Public Space	Passive surveillance through glazing, balconies and habitable rooms overlooking the public domain.

SEAR No.	Detail
	• Residential access points from Ourimbah Road and Bond Street with visibility from surrounding streets. • Basement car parks designed with clear sightlines. • Landscaping that avoids concealment opportunities and maintains visibility. • Controlled access to residential, service and private areas. • Building setbacks and landscaped areas that reinforce ownership and territorial definition
SEAR 24 – Hazards and Risks	None Required.