

APPENDIX J - Summary Impact Mitigation Measures Table

SSDA-49937206 - Abel Tasman Village - Seniors Housing

The Table below provides a consolidated form of the proposed measures and recommendations, contained within the relevant supporting documentation, to mitigate the identified likely impacts associated with the development, ordered in response to the SEARs.

Key (Timing): CC - Prior to the issue of a Construction Certificate;
OC - Prior to the issue of the relevant Occupation Certificate

SEARs	MITIGATION MEASURE	TIMING
Design	<p>The buildings will be the subject to further detailed design development in accordance with the identified compliance criteria and recommendations in the:</p> <ul style="list-style-type: none"> • BCA Capability Compliance Report For DA, prepared by Steve Watson and Partners, 29/4/24, (BCA Report); and, • Access Report, prepared by iAccess Consultants, 10/4/24, (Access Report). 	CC
Environmental Amenity	<p><u>Reflectivity</u></p> <p>The reflectivity index of external glazing for windows, walls or roof finishes of the proposed development is to be no greater than 20%.</p> <p><u>Lighting</u></p> <p>A Lighting Strategy is to be prepared prior to the issue of a construction certificate (CC). All external lighting shall be designed to comply with, where relevant, AS/NZ1158.3:1999 Pedestrian Area (Category P) Lighting and <i>Australian Standard 4282-1997 'Control of the obtrusive effects of outdoor lighting'</i>.</p>	CC

	<p><u>Wind</u></p> <p>Ground Level trafficable areas:</p> <ul style="list-style-type: none"> ▪ Retention of all proposed gardens and trees. ▪ Inclusion of a raised (1m) planter between Buildings A and B, with a high density of vegetation. ▪ Removal of seating in the trafficable area between Buildings A and B, rendering the space as walking only. ▪ Removal of the small trafficable space on the south-east corner of Building B, by expanding adjacent planter. ▪ Inclusion of an impermeable awning above the seating on the east side of Building B. <p>Building A and E balconies and terraces, between the Ground and Level 6:</p> <ul style="list-style-type: none"> ▪ Retention of porous end screens across all levels, ensuring a maximum of 30% porosity. <p>Building B balconies and terraces, between the Ground and Level 3:</p> <ul style="list-style-type: none"> ▪ Retention of the 1.5m glass fence around the western Ground Level terrace. ▪ Retention of full-height impermeable end screens on the western and south-western balconies, on all levels ▪ Addition of 1.5m impermeable balustrade on the Level 1 western terrace and Level 2 and 3 western balconies. <p>Rooftop spaces:</p> <ul style="list-style-type: none"> ▪ Retention of all proposed gardens, ensuring densely foliating evergreen vegetation, at least 1.5m in height. ▪ Inclusion of 1.5m impermeable balustrades on all rooftop boundaries that do not contain garden elements. ▪ Inclusion of a central garden space in the south-east portion of Building B 	
CPTED	<p>The recommendations of the CPTED Assessment, prepared by Evolution Planning, August 2024, shall be incorporated into the design, including the following measures:</p> <p><u>CCTV</u></p> <ul style="list-style-type: none"> ▪ The preparation and implementation of a CCTV Strategy, prepared by a specialist digital security consultant. The Strategy will include, but not be limited to, details of the management of the system, (including data storage), a signage strategy and hardware network plan, maintenance arrangements; and, any Regulatory compliance matters. 	CC On-going

	<p><u>Lighting</u></p> <ul style="list-style-type: none"> ▪ The preparation and implementation of a Lighting Strategy, prepared by a specialist Lighting Consultant, to address all the lighting requirements of the development, and specifically from a from a CPTED perspective include, but not be limited to: <ul style="list-style-type: none"> ○ Lighting around building entries and lobbies to promote passive surveillance; ○ the lighting of external areas and pathways; and, ○ any lighting requirements to create satisfactory conditions for the effective operations of the CCTV system. <p><u>Site Way-Finding</u></p> <ul style="list-style-type: none"> ▪ The preparation of a Site Way-Finding Strategy to direct pedestrian and vehicles entering or otherwise using the site. The Strategy will identify signage for restricted areas and rooms and include details of, and locations, of CCTV signs in consultation with the security expert. <p><u>Additional Measures</u></p> <ul style="list-style-type: none"> ▪ The installation of convex mirrors at blind corners/aisles: ▪ The use of a secure electronic access card/fob system, issued to residents and staff; ▪ Intercom facilities at the residential entry lobbies and at the basement entry roller doors; ▪ The RCF entry reception will be attended on a 24-hour basis. ▪ All rooms, such as plant rooms, staff rooms and rooms related to operations will have controlled access and appropriate door signage; ▪ Construction sites shall be properly secured to limit opportunities for theft and unauthorised or accidental access to the site. ▪ The communal open space areas will be maintained and cleaned daily. Site maintenance will include the rapid repair of vandalism and graffiti and the prompt repair of faulty lighting. 	
Trees	<ul style="list-style-type: none"> ▪ The management of trees during construction shall be in accordance with the <i>Arboricultural Impact Appraisal and Method Statement</i>, prepared by Naturally Trees, dated 13 July 2022 (AIAMS), including the following measures: 	

	<ul style="list-style-type: none"> ○ Compliance with <i>AS 4970-2009 Protection of trees of development sites</i>; ○ Compliance with the specifications within the AIAMS (Appendix 5 & 6) related to ground protection above protected root zones and Tree Protection Zones (TPZs); ○ The installation of signs on TPZs; ○ A copy of the Tree Management Plan is to be retained onsite and key site personnel made familiar with the Plan before the commence of work; ○ Tree works are to be carried out by a qualified tree contractor in accordance with Australian Standard 4373-2007 and in accordance with the Code of Practice Amenity Tree Industry (August 2007). The person supervising pruning works should have a minimum qualification of AQF Level 3. Pruning works should be carried out by a person who has the minimum qualification of AQF Level 2; ○ Supervision and Inspections: <ul style="list-style-type: none"> ▪ Pre-commencement site meeting with arborist and site manager, to agree details and program for tree protection; ▪ Supervision of excavation works in proximity to TPZs by the project arborist as required; ▪ Monthly inspection of retained trees during construction activities; ▪ Final inspection of retained trees prior to the occupation of the building; ▪ Later inspections will be conducted by Site Image, the project landscaping designer. 	
Landscaping	The Landscaping Plan, prepared by Site Image, 19/3/24, shall be implemented and maintained in accordance with the <i>Landscape Specifications & Indicative Plant Schedule</i> , DWG SS20-4865/501/G.	During works On-going
ESD	<p>The recommendations of the ESD Report, prepared by E-Lab, 5/3/24, shall be incorporated into the design, including the following additional measures:</p> <ul style="list-style-type: none"> ● Implementation of the BASIX commitments; ● Details of energy efficiency and water conservations design features; ● RCF to satisfy Section J of the BCA ● Implementation of a Green Travel Plan (Refer to Transport below) 	CC On-going
Traffic, Transport and Accessibility	<p><u>CTMP</u></p> <p>The builder/contractor, once appointed, will be responsible for preparation of a detailed Construction Traffic Management Plan, to incorporate the principles and measures at Section 7 of the Transport and Accessibility</p>	Prior to works

	<p>Impact Assessment, prepared by Colston Budd Rogers & Kafes Pty Ltd, dated December 2023, including, but not limited to, the following.</p> <ul style="list-style-type: none"> • A separate application to Canterbury Bankstown Council for any temporary on-street work zones; • The control of truck movements to the hours of construction stipulated on any consent; • All work including demolition, excavation and construction work will be carried out in accordance with AS2436.10 Guide to Noise Control and Construction, Maintenance and Demolition • Truck approach routes to be via: <ul style="list-style-type: none"> ○ Hector Street, Waldron Road; ○ Miller Road, Waldron Road; ○ Christina Road, Waldron Road; • Truck departure routes to be via: <ul style="list-style-type: none"> ○ Waldron Road, Hector Street; ○ Waldron Road, Miller Road; and ○ Waldron Road, Christina Road. • During construction, all construction vehicles and materials handling, including delivery of construction material, will be accommodated within an on-site construction compound/materials handling area and in the on-street works zones adjacent to the site. • Construction Driveways - Warning signs will be erected adjacent to the driveways and on pedestrian paths adjacent to the construction activity, in accordance with SafeWork NSW requirements; • Site operations, signage, construction fencing/hoarding, overhead protection, safety barriers and line marking detail will be provided in accordance with Australian Standards and the TfNSW Manual for Traffic Control at Work Sites; • A copy of the Final Traffic Management Plan will be kept on-site at all times. 	During Works
	<p><u>Certification</u></p> <p>Access arrangements, parking layout, servicing and vehicle swept paths should be reviewed and confirmed for compliance certification against AS 2890.1 and AS 2890.</p>	CC
	<p><u>Green Travel Plan</u></p> <p>Preparation of a Community Green Travel Guide prior to OC. The Guide will provide public transport information, maps, car share vehicle locations; public transport timetables; and, engagement strategies to encourage residents</p>	OC

	and staff to use alternative forms of transport than private cars. The Guide will be developed upon the framework of the Green Travel Plan, included in the TIA.	
Biodiversity	<p>The recommendations of the <i>Biodiversity Development Assessment Report</i>, prepared by Land Eco, dated August 2023, including:</p> <ul style="list-style-type: none"> ▪ Biodiversity offset, in accordance with Part 6 of the NSW Biodiversity Conservation Act 2016 – BDAR Appendix C: Biodiversity Credit Reports from Biodiversity Assessment Method Calculator; ▪ Ensure all contractors employed to work within the site are suitably qualified, experienced and informed of any ecological features and potentially occurring threatened species; ▪ Assign a expert Ecologist to conduct and oversee all ecological compliance requirements associated with conducting a proposed development in line with all relevant state and commonwealth legislation and guidelines; ▪ Have an ecologist present during the clearing of native vegetation; ▪ Incorporate locally indigenous flora species representative of SGTF EEC in soft landscaping associated with the development; ▪ Implement vertebrate pest control during construction and operation of the development; ▪ Implement all relevant biological hygiene protocols and requirements as per NSW Government guidelines; ▪ Implement ongoing management of priority weeds according to statutory requirements; and ▪ Implement appropriate, vegetation protection fencing, stockpiling and sediment control during construction 	<p>CC</p> <p>During Work</p>
Noise and Vibration	<p>The recommendations of the <i>Noise & Vibration Impact Assessment</i>, dated 12 March 2025, prepared by Pulse White Consulting, including:</p> <ul style="list-style-type: none"> • External glazing specifications – All windows to be 6.38mm laminated glass, except for the living areas and bedrooms facing Campbell Hill Road and Waldron Road where 10.38mm laminated glazing is recommended; • Details of the required mechanical services equipment and acoustic treatments to ensure the relevant noise level criteria is achieved will be provided prior to the issue of a CC; • Entry/exit doors such as roller doors or motorised gates must be designed and controlled to comply with the established NPI project noise trigger levels; • Hours of construction - All demolition work must be limited to between 7.00am and 6.00pm weekdays and 7.00am and 1.00pm Saturdays. No demolition work must be undertaken on Sundays or public holidays; • Attended noise and vibration monitoring at the commencement of rock cutting, hydraulic hammering and/or in the case of complaint; 	<p>CC</p> <p>Prior to / during works</p>

	<ul style="list-style-type: none"> Community engagement – notification of commencement of substantive excavation works; details of any complaint’s protocols. 	
<u>Ground and Water Conditions</u>		
Earthworks	<p>To manage and mitigate potential impacts associated with noise and vibration the Geotechnical Report includes the following recommendations:</p> <ul style="list-style-type: none"> The ground vibrations at the adjoining developments should be no more than 10mm/sec; Plant will be selected with consideration to the distance of the works to the property boundary; Monitoring at the property boundaries will be conducted during earthworks to ensure compliance. 	During works
Approvals	<p>A permit from Council is required for any dewatering of groundwater. Any groundwater/tailwater to be discharged must be compliant with:</p> <ul style="list-style-type: none"> any General Terms of Approval/Controlled Activity permit issued by WaterNSW; Landcom’s ‘Managing Urban Stormwater: Soils and Construction’ (2004) (Blue Book), Council’s Compliance and Enforcement Policy, and Legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997. 	Prior to works
Dewatering Management Plan	<p>The builder/contractor, once appointed, will be responsible for the preparation of a detailed Construction Management Plan (CMP), which shall include management provisions related to the vibration on neighbouring properties. Vibration at the adjoining boundaries is to no more than 10mm/sec, achieved by the selection, and noise output of equipment and though monitoring at the property boundaries for compliance/verification.</p> <p>Implementation of the Dewatering Management Plan, dated 24 January 2024, prepared by Reditus Consulting, (DMP), including the following measures:</p> <ul style="list-style-type: none"> Prior to any groundwater discharge commencing from the site to stormwater, an initial round of sampling must be conducted during the installation of the dewatering system. All groundwater will be retained onsite until water quality objectives set out in the DMP have been achieved: 	CC During work

	<ul style="list-style-type: none"> ▪ Programmed monitoring and sampling of discharge at scheduled locations; ▪ Monitoring of groundwater levels outside the basement wall at a minimum of three locations on a daily basis; ▪ Water treatment as deemed necessary during de-watering monitoring to meet the criteria provided in the DMP; ▪ Where possible, electric powered dewatering pumps and selected over diesel powered equipment; ▪ Installation and maintenance of high efficiency mufflers for all noise generating plant; ▪ Pump equipment and generators shall be located away from site boundaries where possible; ▪ Installation of acoustically baffled enclosures around generators and pumps is recommended to minimise noise issues or complaints; ▪ All subcontractors to be managed to ensure they work only within the prescribed hours of any consent; ▪ Where multiple noise generating plant is to be used, schedule operations to minimise cumulative impacts where possible; ▪ Maintenance of equipment ▪ To mitigate any adverse odour impacts measures such as deodorants or passing the discharge through a carbon filter tank (if practical), shall be considered. 	
<p>Stormwater and Wastewater</p>	<p>Prior to the preparation of final Stormwater Plans, a detailed survey for in-ground services is required to identify the stormwater infrastructure's sizes, locations and alignment.</p> <p>During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant</p>	<p>CC On-going</p>
<p>Flooding Risk</p>	<p>The detailed design of Building C will include further consideration of the flooding characteristics in the area. The associated driveway crossing and basement entry at Stage 2 will include any necessary freeboards and a 300mm driveway crest above the PMF flood event.</p> <p>Building C is to be constructed from flood compatible materials in accordance with <i>Canterbury-Bankstown Council DCP Chapter 2.2. 'Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas' (HNFMSC 2006)</i> and <i>'Construction of Buildings in Flood Hazard Areas' Standard and Information Handbook (ABCB 2012a,b)</i>.</p>	<p>Stage 2</p>

Contamination and Remediation	Site remediation shall be conducted in accordance with the Remediation Action Plan, prepared by Reditus, dated 18 May 2023.	CC
<u>Waste Management</u>		
Demolition and Construction	<p>In accordance with the DSI, and to inform the preparation of the CMP, a Pre-demolition Hazardous Materials Survey shall be prepared.</p> <p>Any asbestos material arising from the demolition process shall be removed and disposed of in accordance with the following requirements:</p> <ul style="list-style-type: none"> ▪ Work Health and Safety Act & Regulation; ▪ Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (1998)]; ▪ Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1998)]; ▪ Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005; and ▪ The demolition must be undertaken in accordance with Australian Standard AS2601 – The Demolition of Structures. <p>All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or “Demolition Licence” and a current WorkCover “Class 2 (Restricted) Asbestos Licence.</p> <p>During demolition and/or construction timber, bricks, tiles, plasterboard, metal, concrete are to be separated for recycling, and evidence of disposal for recycling is to be retained on site.</p>	<p>Prior to works</p> <p>During works</p>
Operational	<p>On-going waste management shall be conducted in accordance with the Waste Management Plan (WMP), prepared by UFD, dated 26 June 2024.</p> <p>All internal walls of the storage area must be rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning.</p>	On-going
Aboriginal Cultural Heritage	A condition be imposed, in accordance with the ACHAR, related to archaeological relics/unexpected finds protocols, as follows:	During works

	<p><i>“If, during the process of works, an Aboriginal site or object is suspected or identified, the following Aboriginal unexpected finds protocol should be enacted:</i></p> <ul style="list-style-type: none"> • <i>Stop work order—all works should cease immediately in the area surrounding the suspected objects. Any identified Aboriginal object(s) should be left in situ and not disturbed in accordance with the requirements of Section 89A of the NPW Act. Heritage NSW should be notified immediately and an archaeologist experienced in the identification of Aboriginal cultural material should inspect the objects.</i> <ul style="list-style-type: none"> - <i>If the suspected objects are not Aboriginal in origin or manufacture (as defined under the NPW Act), they should be recorded, and the location noted. Works may continue.</i> - <i>If the objects are confirmed to be of Aboriginal origin, the site should be registered on the AHIMS administered by Heritage NSW.</i> • <i>If an Aboriginal object is identified, an Aboriginal heritage impact permit under Section 90 of the NPW Act would be required. As a likely displaced object, the extent of any works exclusion zone would need to be determined through discussion with Heritage NSW and Aboriginal community representatives.</i> • <i>In the unlikely event that human remains were to be discovered at any time during the works, the works must cease immediately in the surrounding area. The findings would need to be reported immediately to the New South Wales Coroner’s Office and/or the New South Wales Police.”</i> 	
Environmental Heritage	Relic monitoring consistent with Aboriginal Cultural Heritage mitigation measures above.	During works
Social Impact	<p>Development and implementation of an engagement + communications plan that outlines ongoing engagement with key stakeholders including neighbouring businesses and residents regularly throughout the construction period to inform them of construction timelines, expectations and standards that will be met.</p> <p>Maintain consultation with the community regarding the appropriate storage off site of the items, documents and photographs that document the ATV history and Dutch association. Partnership with Chester Hill Library throughout construction presents an opportunity to showcase and share this information with the wider community.</p>	<p>Prior to and during construction</p> <p>On-going</p>
Infrastructure Requirements and Utilities	No additional proposed mitigation measures, subject to the phasing of infrastructure works in accordance with the Electrical Infrastructure Report, prepared by Aadler, dated 16 May 2024.	-

<p>Construction, Operation and Staging</p>	<p>The builder/contractor, once appointed, will be responsible for the preparation of a detailed Construction Management Plan (CMP) and Construction Traffic Management Plan (CTMP), which shall include the related management provisions and mitigation measures outlined in the Geotechnical Report, Appendix Z; De-watering Management Plan, Appendix Z; the Acoustic Report, Appendix Y; and, the Traffic Report Appendix V, within which a preliminary CTMP is provided.</p> <p>The CMP and CTMP shall include, but not be limited to, the following key mitigation measures:</p> <p><u>General</u></p> <ul style="list-style-type: none"> ▪ Demolition work must be undertaken in accordance with the provisions of AS2601- Demolition of Structures. ▪ All work including demolition, excavation and construction work will be carried out in accordance with AS2436.10 Guide to Noise Control and Construction, Maintenance and Demolition ▪ Hours - All demolition work must be limited to between 7.00am and 6.00pm weekdays and 7.00am and 1.00pm Saturdays. No demolition work must be undertaken on Sundays or public holidays. ▪ Preparation of an Erosion and Sediment Control Plan in accordance with the publication Managing Urban Stormwater: Soils and Construction (4th edition, Landcom, 2004) ▪ Identification of stockpile areas; ▪ Construction access - A stabilised all weather access point is to be provided prior to commencement of site works, to be maintained throughout construction activities until the site is stabilised ▪ Noise - Noise suppression measures, including the selection and use of plant; ▪ Dust - Dust suppression measures must be implemented to minimise wind-borne emissions; ▪ Vibration - Measures to mitigate vibration on neighbouring properties as recommended in the Geotechnical Report. ▪ <p><u>CTMP</u></p> <p>The Final CTMP shall adopt the provisions of the preliminary CTMP, in the Traffic Impact Assessment, including the management of :</p> <ul style="list-style-type: none"> ▪ Site operations, signage, construction fencing/hoarding; 	<p>Prior to works</p> <p>During works</p>
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	<ul style="list-style-type: none">▪ truck movements, including the identified truck approach and departure routes;▪ Construction Driveways;▪ Construction Zones	
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Prepared by:

Tony Robb
BA (Hons) UPS, Grad.Dip.TP (Westminster) RPIA
Principal

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