



## ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES

### SSD-74319707 - 849, 853, 859 PACIFIC HIGHWAY AND 2 AND 8 WILSON STREET, CHATSWOOD

The following section provides recommendation for mitigation measures in response to potential impacts identified in **Section 6** of the EIS. The structure of mitigation measures is based on the DPIE's hierarchy of approaches for managing impacts identified in the *Draft Environmental Impact Assessment Guidance Series* released by DPE in June 2017, as:

- **Performance based measure** – identify performance criteria that must be complied with to achieve an appropriate environmental outcome but do not specify how the outcome is to be achieved.
- **Prescriptive measure** – require action to be taken or specify something that must not be done.
- **Management based measure** – identify one or more management objectives that must be achieved through the implementation of a management plan.

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment. The following table illustrates how the matters raised within the SEARs will be addressed.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk Management–Principles and Guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. In accordance with the SEARs, the Environmental Risk Assessment (ERA) addresses the following significant risk issues:

- The adequacy of baseline data;
- The potential cumulative impacts arising from other developments in the vicinity of the site; and
- Measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Likelihood		Consequence	
A	Almost certain	1	Widespread and/or irreversible impact
B	Likely	2	Extensive but reversible (within 2 years) impact or irreversible local impact
C	Possible	3	Local, acceptable or reversible impact
D	Unlikely	4	Local, reversible, short term (<3 months) impact
E	Rare	5	Local, reversible, short term (<1 month) impact

The risk levels for likely and potential impacts were derived using the following risk matrix.

		LIKELIHOOD				
		A	B	C	D	E
CONSEQUENCE	1	High	High	Medium	Low	Very low
	2	High	High	Medium	Low	Very low
	3	Medium	Medium	Medium	Low	Very low
	4	Low	Low	Low	Low	Very low
	5	Very low	Very low	Very low	Very low	Very low

The results of the environmental risk assessment for the proposed development are presented in the below table and are based upon the range of technical and specialist consultant reports appended to the EIS. The table has directly related mitigation measures responding to each impact also based upon the range of technical and specialist consultant reports appended to the EIS.

**N.B.** 'O' – Operational; 'C' – Construction

'Pe' – Performance based mitigation measure; 'Pr' – Prescriptive based mitigation measure 'Ma' – Management based mitigation measure

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
CPTED	Risk of crime and fear of crime.	O	C	3	Med	<ul style="list-style-type: none"> <li>▪ Ensure access control measures (i.e. keypad, swipe card) are installed in all BOH areas and storage spaces to limit transit after hours.</li> <li>▪ Provide appropriate lighting and CCTV for all carparking and bicycle parking areas.</li> <li>▪ Consider the use of anti-theft signage near the retail, childcare and visitor carparking areas which reminds visitors to lock cars and/or remove valuables from vehicles.</li> <li>▪ Ensure any storage facilities which are incorporated for all residential car spaces are constructed with secure materials and can be locked. Consider using non-translucent materials to prevent people from viewing the inside of the unit and to act as a deterrent to opportunistic theft.</li> <li>▪ Provide appropriate child safe signage should be incorporated to ensure all moving traffic is aware of children crossing and transiting through carpark.</li> <li>▪ Ensure that residential waste and bicycle storage areas are not lockable from the inside to prevent accidental entrapment from users.</li> <li>▪ Ensure proposed retail/commercial spaces are closed to public access when not in operation. Provide appropriate security measures (e.g. locked doors, toughened glass windows or gates) to ensure</li> </ul>	Pr, Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						<p>unauthorised access outside of business hours.</p> <ul style="list-style-type: none"> <li>▪ Install universally legible signage throughout building (including communal open space) to guide residents, visitors, and the public through the outdoor communal areas, through-site link and to key building access points. This should clearly articulate entry and exit points to the public areas to avoid confusion and separation to the residential areas.</li> <li>▪ Ensure through-site links have appropriate security measures to maximise the surveillance after hours. This may include consideration of lighting, CCTV and fencing to restrict access.</li> <li>▪ Ensure all outdoor stair areas have non-slip tiling and plating to enable the safe passage of residents and visitors through the site.</li> <li>▪ A Plan of Management (PoM) should be developed for the site in collaboration with future operators of the communal areas. The PoM should include details around hours of operation, security procedures and routine cleaning and maintenance (including graffiti removal strategies).</li> <li>▪ Consider implementing a landscape maintenance plan as part of the PoM to ensure vegetation does not obstruct views of</li> </ul>		

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						<p>the pedestrian paths or sightlines to entry/exit points or outdoor communal areas.</p> <ul style="list-style-type: none"> <li>▪ Ensure proposed live/work component that interface with the ground level are closed to public access when not in operation. Provide appropriate security measures (e.g. locked doors, toughened glass windows or gates) to ensure unauthorised access outside of business hours.</li> <li>▪ Ensure all residential components of the live/work apartments can be locked from inside the residential side to ensure the safety of residents and the management of space between commercial workspaces and residential areas.</li> <li>▪ Ensure all stairwells in the live/work component are well lit, secure and lockable. Consider the implementation of convex mirrors to avoid conflict in the stairwells.</li> <li>▪ Implementing access controls (i.e. swipe cards, keys, control panel etc) to the commercial component will assist in controlling access and movement into communal areas out of business hours for authorised users.</li> <li>▪ Consider installing intercom systems at all residential entrances to communicate with visitors before granting access.</li> <li>▪ Provide sensor lighting, or similar, to ensure corridors within the residential levels can be</li> </ul>		

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						<p>automatically lit throughout the day and evening to accommodate residents arriving and leaving at different times. Consider using CCTV at all lift entrances to provide further surveillance.</p> <ul style="list-style-type: none"> <li>▪ Install robust, tamper-resistant locks on all entrances, exits, and individual units.</li> <li>▪ Ensure all childcare entrances are lockable and all entrance ways are constructed with robust, tamper-resistant locks.</li> <li>▪ Implement child safe netting or a child safety barrier around all edges of the level 2 podium to ensure a deterrent from climbing. Ensure all edges are clear and unobstructed. Greenery and choice of plants in the level 2 planter should consider safety concerns such as climbing, hiding and unobstructed sight lines.</li> <li>▪ Ensure adequate solar access into the childcare open space areas. Open space areas should have unobstructed sunlight access during key parts of the day and choice of landscaping should consider barriers in accessing sunlight.</li> <li>▪ Include the installation of surveillance (CCTV). CCTV has a dual function of ensuring all children are safe on site and staff are following procedures while also enabling it to be used for security should anyone break into the centre.</li> </ul>		

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						<ul style="list-style-type: none"> <li>Ensure proposed showroom spaces are closed to public access when not in operation. Provide appropriate security measures (e.g. locked doors, toughened glass windows or gates) to ensure unauthorised access outside of business hours.</li> <li>Ensure all streetscape interfaces are well lit (aligned to Willoughby Council DCP) to further enhance community ownership and passive surveillance.</li> <li>Consider implementing convex mirrors in showroom stairwells to avoid conflict.</li> </ul>		
<b>Tree Impacts</b>	Damage to retained trees as a result of construction	C	C	3	Med	<ul style="list-style-type: none"> <li>Mulch ground cover protection is required over the TPZs (where viable) of trees 20, 35, 44, 46, 62, 66, 67, 68, 70, and 72 to minimise soil compaction and root damage.</li> <li>Tree protection fencing is required around the TPZs (where viable) of trees 20, 35, 44, 46, 62, 66, 67, 68, 70, and 72 to preserve their root zones.</li> <li>Tree trunk protection is required around the stems of trees 20, 35, 44, 46, 62, 66, 67, 68, 70, and 72, as tree protection fencing would be unpractical and block access to the work site.</li> <li>A qualified and approved arborist is to be contracted to undertake or manage the Installation of protective fencing, and to</li> </ul>	Pr, Ma	Low

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						<p>undertake such measures as he deems appropriate to preserve the subject trees to be retained.</p> <ul style="list-style-type: none"> <li>▪ Tree-sensitive construction measures are required for eleven (11) trees numbered 16, 17, 20, 35, 67, 68, 72, 75, 76, 77 and 78.</li> <li>▪ An AQF Level 5 arborist must monitor trees throughout the construction process.</li> <li>▪ Before landscape work is commenced the landscape contractor is to establish the Position of all service lines and ensure tree planting is carried out at least 3 metres Away from these services.</li> <li>▪ Mulch: Place mulch to the required depth clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels.</li> <li>▪ Irrigation: Supply an automatic watering system using 'toro irrigation system' or similar approved.</li> </ul>		
<b>Ecologically Sustainable Development</b>	Impact of the proposed development's ongoing operation on ecological sustainability on-site and off the site generally.	O	D	4	Low	<p>Mitigation measures pertaining to the ongoing operation of the development are as follows:</p> <ul style="list-style-type: none"> <li>▪ Energy-efficient whitegoods (high-rated dryers, dishwashers, etc).</li> <li>▪ Water-efficient fixtures (very high ratings for toilets, showers and taps) and reduced flow to sewer.</li> </ul>	Ma	Low

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						<ul style="list-style-type: none"> <li>▪ Rainwater reuse for irrigation and swimming pool top-ups (10kL minimum rainwater storage).</li> <li>▪ Recycling or reusing (closed loops) of water from fire pump testing.</li> <li>▪ Efficient irrigation such as drip irrigation, timers and moisture -sensors for planters and gardens.</li> <li>▪ PV solar power to provide power for common lighting or other uses.</li> <li>▪ Motion-sensors and time-based controllers (time clocks) for lights, ventilation, etc.</li> <li>▪ Air quality (CO/CO2) monitors for the car park ventilation system control and efficient VSD fans.</li> <li>▪ Light-colour roofs, generous vegetation and passive cooling to reduce “urban heat-island effects”.</li> <li>▪ Sensible access to and bus transport as well as an extensive network of bike paths.</li> <li>▪ Generous Bicycle Parking and proposed ‘Travel Kits’ to educate residents.</li> <li>▪ Use of “Carshare” schemes, electric-car charging and other efficient-vehicle-alternatives.</li> <li>▪ Reduced Operating Costs (water, gas, electricity) due to the good ESD, BASIX and NatHERS scores.</li> </ul>		

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<b>Ecologically Sustainable Development</b>	Impact of the construction of the proposal on ecological sustainability.	C	D	3	Low	<ul style="list-style-type: none"> <li>▪ Reduced topsoil removal, ecosystem renewal, many native and some locally indigenous plants.</li> <li>▪ Intent to research and include, where possible, some products/materials certified by GreenTag/GECA.</li> <li>▪ Recycling of construction and demolition waste (over 90% of total waste by mass).</li> <li>▪ At least 22% use by area of locally indigenous or “one-drop” water-efficient plants.</li> <li>▪ Low-emission and (where practical) water-based paints for internal gloss or semi-gloss finishes.</li> <li>▪ Specification of sustainable-timber, where possible, using FSC or PEFC (for structure, trims, etc).</li> <li>▪ Generous deep-soil allocation and planter bed gardens.</li> <li>▪ The use of re-usable formwork for internal floors and core walls on site.</li> <li>▪ Paints and floor-coverings with low VOCs, wherever possible.</li> <li>▪ Wood products with low formaldehyde (and VOCs), wherever possible.</li> <li>▪ Water-based and low-emission paints where possible, for internal 'low-sheen' areas.</li> </ul>	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Traffic	Impacts of construction activities on the surrounding road network.	C	C	4	Low	<p>Mitigation measures would be adopted during construction to ensure traffic movements have minimal impact and will include but not limited to, the following as part of the final CTPMP:</p> <ul style="list-style-type: none"> <li>▪ During site induction staff will be informed of the existing public transport network servicing the site.</li> <li>▪ Identification of suitable off-site parking areas from where workers can either walk or use public transport to access the site.</li> <li>▪ Trucks to not circulate on the road network to wait to enter the site (unless exceptional circumstances do not permit).</li> <li>▪ Restrict construction vehicle activity to designated routes which do not utilise any local roads.</li> <li>▪ Truck drivers will be advised of the designated truck routes to/ from the site.</li> <li>▪ Construction access from the external road network to mainly occur at signalised intersection.</li> <li>▪ Pedestrian movements adjacent the construction site will be managed and controlled by site personnel where required.</li> <li>▪ Pedestrian warning signs and construction safety signs/devices to be utilised in the vicinity of the site and to be provided in accordance with WorkCover requirements.</li> </ul>	Ma	Very Low

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						<ul style="list-style-type: none"> <li>▪ Construction activity to be carried out in accordance with approved hours of work.</li> <li>▪ Truck loads would be covered during transportation off-site.</li> <li>▪ Activities related to the construction works would not impede traffic flow along adjacent roads.</li> <li>▪ Construction vehicles will not queue on adjacent streets.</li> <li>▪ Trucks to minimise the use local streets for access to the construction site.</li> <li>▪ Trucks to enter and exit the site in a forward direction.</li> <li>▪ Pedestrians near the ingress/egress points will not be held unnecessarily.</li> <li>▪ At construction vehicle access/egress points, priority is to be given to trucks accessing the site over trucks egressing the site so as to have no impact on traffic flow on surrounding roads (unless exceptional circumstances do not permit).</li> </ul>		
<b>Traffic and Transport</b>	Impacts associated with the operation of the proposed development	O	C	3	Med	<ul style="list-style-type: none"> <li>▪ Implement strategies set out in the Green Travel Plan.</li> </ul>	Ma	Low
<b>Noise and Vibration</b>	Mechanical Plant	O & C	A	3	Med	<ul style="list-style-type: none"> <li>▪ Positioning mechanical plant away from nearby receivers</li> </ul>	Pr, Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						<ul style="list-style-type: none"> <li>Acoustic attenuators fitted to duct work</li> <li>Screening around mechanical plant Acoustic insulation within duct work</li> <li>Screening around mechanical plant</li> <li>Acoustic insulation within duct work</li> </ul>		
<b>Noise and Vibration</b>	Impact of construction activities on surrounding receivers	C	B	3	Medium	<ul style="list-style-type: none"> <li>Increase the distance between noise sources and sensitive receivers</li> <li>Reduce the line-of-sight noise transmission to residences or other sensitive land uses using temporary barriers (stockpiles, shipping containers and demountable offices can be effective barriers);</li> <li>Construct barriers that are part of the project design early in the project to introduce the mitigation of site noise;</li> <li>Install purpose-built noise barriers, acoustic sheds and enclosures.</li> <li>Crane (Diesel operated) - An appropriate silencer on the muffler and acoustic screen around the engine bay are recommended to attenuate the noise from it.</li> <li>Noise and vibration levels should be monitored from time to time to ensure that noise generated as a result of remediation and construction activities does not disturb local businesses and residents.</li> </ul>	Pr, Ma	Low
<b>Noise and Vibration</b>	Operation noise impacts	O	C	3	Med	<ul style="list-style-type: none"> <li>Use of the loading dock will be limited between the hours of 7am to 10pm.</li> </ul>	Ma	Low

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						<ul style="list-style-type: none"> <li>Childcare centre - A separate DA will be required for the use of any future childcare within the development. An acoustic report will be required to accompany any future DA. The acoustic report should propose limits on times or use/patron numbers and acoustic treatments to ensure that noise to apartment above and outside of the site comply with the relevant criteria.</li> </ul>		
<b>Noise and Vibration</b>	Construction Vibration Impact	C	C	3	Medium	<ul style="list-style-type: none"> <li>Monitoring to ensure no exceedances. If exceedances are detected, an alternative method of activity or using machinery with less capacity, and additional vibration monitoring should be conducted.</li> </ul>	Ma	Low
<b>Geotechnical</b>	Excavation and uncontrolled fill	C	D	2	Low	<ul style="list-style-type: none"> <li>The foundations of structures founded at existing grade, footings and thickened sections of slabs forming footings, should be founded below any topsoil or fill material, and founded in the underlying stiff residual soils or weathered bedrock. End-bearing pressures for footing systems and foundation materials should follow the recommendations set in the Geotechnical Report</li> <li>It is required that ground vibrations in proximity of the adjacent structure's foundations do not exceed 10mm/s.</li> </ul>	Pe/Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						<ul style="list-style-type: none"> <li>▪ Unsupported excavation slopes should be no steeper than 1H:1V as shale can be prone to slab failures.</li> <li>▪ All materials unearthed during excavation processes shall be managed and disposed of as per the Waste Classification Guidelines.</li> <li>▪ All excavation plant/equipment must always be used by experienced operators, who must ensure that vibrations resulting from excavations are minimised, and the excavations remain stable and safe. Should any potential safety concerns be identified by an operator, the Site Manager and a geotechnical engineer must be informed immediately, and work in the vicinity ceased until it is deemed to be safe by the appropriate personnel.</li> </ul>		
<b>Surface and Groundwater</b>	Dewatering and potential contamination	C	D	2	Low	<ul style="list-style-type: none"> <li>▪ Soil and water management plans incorporated in a Construction Environmental Management Plan (<b>CEMP</b>) to manage risk. Soil management including revegetation and soil compaction will form part of the CEMP.</li> <li>▪ Storage of hazardous liquids and refuelling operations to take place in bunded areas to reduce chance of spillage causing impacts.</li> <li>▪ Minimise groundwater ingress during dewatering activities (such as grout injection into water bearing fractures).</li> </ul>	Pr/Ma	Very Low

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						<ul style="list-style-type: none"> <li>Minimise depths of excavation below groundwater table during basement construction.</li> <li>Reduce dewatering time period during basement excavations.</li> <li>All water to be discharged during basement construction dewatering to comply with adopted discharge water quality criteria (DWQC) and Council requirements.</li> <li>Minimise area to be repurposed as access tracks where possible.</li> <li>Limit hardstand to areas that it is required; Green space and landscaped areas to be retained around the Site where possible.</li> <li>All water to be discharged during operational phase dewatering to comply with adopted discharge water quality criteria and management plans.</li> </ul>		
<b>Water Management</b>	Unmitigated Water Quality and Quantity onto the local network	C & O	D	3	Low	<ul style="list-style-type: none"> <li>Rainwater captured from ground floor level and above will pass a series of water quality treatment devices before being discharged to Council's stormwater system. The proposed water quality treatment train consists of a combination of Gross Pollutant Trap and Stormfilter cartridges for tertiary treatment. The primary treatment for the property will have the capability to treat hydrocarbons from stormwater run-off.</li> </ul>	Ma	Very Low

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Contamination	Management of the potential for contamination during construction	C	D	3	Low	<ul style="list-style-type: none"> <li>▪ Develop and implement a Remedial Action Plan (<b>RAP</b>) to make the site suitable for the proposed development. The RAP must be prepared by a certified environmental practitioner – site contamination specialist in accordance with the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Sites.</li> <li>▪ Prepare a Site Validation Report following completion of the soil remediation, documenting all site contamination remediation works have been satisfactorily completed and that the site has been demonstrated to be suitable for the proposed development.</li> <li>▪ Develop an unexpected finds protocol to be implemented during earthworks.</li> </ul> <p><b>8 Wilson Street:</b></p> <ul style="list-style-type: none"> <li>▪ The shallow fill soils at BH01, BH05 and MW02 are required to be removed or managed due to minor exceedances of the ecological screening criteria for benzo(a)pyrene, TRH and zinc. It is assumed that the soils will be removed as part of the bulk excavation works however, if the soils within this area are to remain onsite, they will require remediation through removal or management of the soils. This will be</li> </ul>	Ma	Very Low

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						<p>confirmed after a review of the finalised design of the site is performed.</p> <ul style="list-style-type: none"> <li>Completion of a pre-demolition hazardous materials survey to inform appropriate safety measures for demolition.</li> </ul>		
<b>Aboriginal Heritage</b>	Impacts of construction activities on unexpected Aboriginal archaeological finds.	C	D	1	Low	<ul style="list-style-type: none"> <li>A copy of this report should be submitted with the Environmental Impact Statement (EIS) in support of SSD-74319707.</li> <li>As the proposed works are unlikely to cause harm to Aboriginal objects, it is recommended that no further investigation is required for the present development and that the proposed development can proceed in line with the Archaeological Unexpected Finds Procedure and Human Remains Procedure outlined below.</li> <li>Should any archaeological deposits be uncovered during any site works within this portion of the subject area, the following steps must be followed:</li> <li>All works within the vicinity of the find must immediately stop. The find must not be moved 'out of the way' without assessment. The find must be cordoned-off and signage installed to avoid accidental impact.</li> <li>The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW</li> </ul>	MA	Very Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						<p>(Enviroline 131 555) to contact a suitably qualified archaeologist.</p> <ul style="list-style-type: none"> <li>▪ The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System (AHIMS).</li> <li>▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken.</li> <li>▪ Reporting may need to be prepared regarding the find and approved management strategies.</li> <li>▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW.</li> <li>▪ In the unlikely event that human remains are uncovered during any site works, the following protocols must be undertaken:</li> <li>▪ All works within the vicinity of the find must immediately stop. The find must be cordoned-</li> </ul>		

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						<p>off and signage installed to avoid accidental impact.</p> <ul style="list-style-type: none"> <li>The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).</li> <li>The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.</li> <li>Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives</li> <li>Works are not to recommence until the find has been appropriately managed.</li> </ul>		
<b>Historical Archaeology</b>	Impacts of construction activities on unexpected archaeological finds	C	D	1	Low	<p>In the unlikely event that any potential archaeological resources are uncovered during any site works, the following must be undertaken:</p> <ul style="list-style-type: none"> <li>All works within the vicinity of the find must immediately stop. The find location and minimum 2m buffer should be cordoned off with signage identifying the area as a 'no-go zone' to prevent accidental impact. The find must not be moved 'out of the way' without assessment.</li> <li>The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist.</li> <li>The nominated archaeologist must examine the find, provide a preliminary assessment of</li> </ul>	Ma	Very Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						<p>significance, record the item and decide on appropriate management measures. Heritage NSW should be notified of the find through a Section 146 notification. Such management may require further consultation with the approval authority, preparation of a research design and archaeological investigation/salvage methodology.</p> <ul style="list-style-type: none"> <li>▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject site may be required and further archaeological investigation undertaken. Reporting may need to be prepared regarding the find and approved management strategies.</li> <li>▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW.</li> </ul> <p>In the unlikely event that human remains are uncovered during any site works, the following must be undertaken:</p> <ul style="list-style-type: none"> <li>▪ All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds.</li> <li>▪ The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).</li> </ul>		

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						<ul style="list-style-type: none"> <li>The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist.</li> <li>Management recommendations are to be formulated by the NSW Police and Heritage NSW.</li> <li>Works are not to recommence until the find has been appropriately managed.</li> </ul>		
<b>Social Impact</b>	Potential social impacts as a result of the development	C & O	C	3	Med	<ul style="list-style-type: none"> <li>The Applicant will reduce the impact on residents by providing early and ongoing communication to owners and renters on the site over a 4- month period</li> <li>The Project will include shared, communal open spaces for all residents to gather and meet, providing opportunities for social interaction and forming social connections.</li> <li>The Applicant will provide project contributions that will further enhance the prospects of community cohesion and are likely to fund the delivery of social infrastructure across the suburb.</li> <li>The Applicant intends to continue partnership with Community Housing Providers.</li> <li>The Project will include a diverse range of housing diversity.</li> <li>The inclusion of a pocket park will provide sufficient open space on site.</li> </ul>	Varies	Low

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						<ul style="list-style-type: none"> <li>The Project will include a Green Travel Plan and a Construction Traffic Management Plan which will help mitigate impacts on the local traffic.</li> <li>The Project will include noise mitigation measures as stated in Section 6.1.10.3 above, that will mitigate any impacts on health and well-being.</li> <li>The proposal's commercial offering will provide valuable opportunities for residents and businesses to work closer to home. The provision of 24 live/work units will further support the ability of residents to undertake flexible and remote working opportunities</li> <li>Stakeholder engagement will continue through the post-approval process and compliance review, which will enable stakeholders to raise their concerns and input into the decision-making systems.</li> </ul>		
<b>Infrastructure and Utilities</b>	Adverse impacts of the development on existing and planned utilities infrastructure	C	D	3	Low	<ul style="list-style-type: none"> <li>Lodgement of Section 73 application with Sydney Water to obtain Notice of Requirements, which will outline Sydney Water compliance requirements for obtaining a Section 73 Certificate. The Notice of Requirements is envisaged to contain: <ul style="list-style-type: none"> <li>Confirm the adequacy and of the surrounding sewer main and proposed new discharge point.</li> </ul> </li> </ul>	Ma	Very Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						<ul style="list-style-type: none"> <li>▪ Confirm the adequacy of the watermain in O'Brien St <ul style="list-style-type: none"> <li>– Any applicable developer charges</li> </ul> </li> <li>▪ Lodgement of gas application with Jemena via the online portal, which will confirm the suitability of the gas connection point in Wilson Street.</li> <li>▪ Continued design and coordination of the Ausgrid ASP3 design package by JHA as the engaged ASP3 designer. Achieve certification approvals from Ausgrid to allow construction of services.</li> <li>▪ Lodgement of an Ausgrid Connection Application to determine Ausgrid required connection points and viability of substation infrastructure for the site.</li> <li>▪ JHA as the engaged ASP3 design will undertake the ASP3 Ausgrid Contestable Design to achieve certification approvals from Ausgrid to allow construction of services.</li> </ul>		
<b>Environmental Amenity</b>	Wind Impacts to Breezeways	O	D	3	Low	<p>As per the recommendations of the Quantitative Wind Microclimate Assessment:</p> <ul style="list-style-type: none"> <li>▪ Retain dense landscape planting with a porosity no more than 20% at the corridor end planter boxes.</li> <li>▪ Install an operable louvre to cover the space above the top of the landscaped area.</li> <li>▪ Install full-height fixed louvre at opposite end.</li> </ul>	Pe	Low

