

APPENDIX 4

Mitigations Table



Mitigation Measures

Issue	Mitigation Measures
Access / BCA	<ul style="list-style-type: none"> • Provide performance solutions or implement the measures provided at Section 4 of the BCA Compliance Report at Appendix 16 into the Construction Certificate documentation to ensure compliance with the relevant standards. • Implement the recommendations provided at Section 4 of the Accessibility Report at Appendix 15 prior to obtaining the Construction Certificate documentation to ensure compliance with the relevant standards.
Aboriginal Heritage	<p>Implement the following recommendations listed in the ACHAR prepared by Heritage Now at Appendix 13:</p> <ul style="list-style-type: none"> • All on-site personnel are to be made aware of their obligations under the National Parks and Wildlife Act 1974. This includes the protection of Aboriginal sites and the reporting of any new or suspected Aboriginal heritage sites. This may be done through an on-site Aboriginal cultural heritage induction or other suitable format. • In the unlikely event that Aboriginal, or suspected Aboriginal, archaeological material is uncovered during the development, then works in that area are to stop and the area is to be cordoned off. The project manager is to contact the heritage consultant to make an assessment as to whether the material is classed as Aboriginal object/s under the National Parks and Wildlife Act 1974, and advise on the required management and mitigation measures. Works are not to recommence in the cordoned off area until heritage clearance has been given and/or the required management and mitigation measures have been implemented. • In the unlikely event that human remains, or suspected human remains, are uncovered during the development, works in that area are to stop and the area is to be cordoned off. The project manager is to contact the NSW Police to establish whether the area is a crime scene. If it is not a crime scene, and the remains are determined to be Aboriginal ancestral remains, Heritage NSW is to be notified via the Environment Line on 131 555 and management measures are to be devised in consultation with the local Aboriginal community. Works are not to recommence in the area until the management measures have been implemented.
ESD	<ul style="list-style-type: none"> • Achieve the sustainability targets identified within the Ecologically Sustainable Design Report prepared by Partners Energy at Appendix XX will be implemented.
Contamination	<ul style="list-style-type: none"> • Implement the recommendations listed at Section 6 of the Preliminary Site Investigation at Appendix 11.
Parking and Traffic	<ul style="list-style-type: none"> • Implement the following recommendations contained with in the Traffic and Parking report at Appendix 26 <ul style="list-style-type: none"> ○ The development will require a clear sight distance of 45m ○ Any proposed planting at the front boundary should be kept to a maximum height of 800mm within the sight triangle area of 2.5metres 2 metres to ensure visibility of approaching pedestrians on the footpath.
Green Travel Plan	<ul style="list-style-type: none"> • Implement the Green Travel Plan prepared by Solution1 at Appendix 26. • Conduct a bi-annual or annual review of the Green Travel Plan to assess progress, evaluate outcomes, accurately reflect changes in transport options, and measure achievements against set Key Performance Indicators.

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Geotechnical	<ul style="list-style-type: none"> • Implement the recommendations listed at Section 4 of the Geotechnical Investigation at Appendix 12; • Implement the following geotechnical work recommendations listed at Section 5 of the Geotechnical Investigation: <ul style="list-style-type: none"> ○ Complete dilapidation surveys of the adjoining buildings and structures. ○ Inspection of footing excavations to ascertain the recommended foundation has been reached and to check initial assumptions regarding foundation conditions and possible variations that occur. ○ Quantitative monitoring of transmitted vibrations during rock excavation using rock hammers. ○ Inspection of shoring piles during instillation. ○ Progressive geotechnical inspections be commissioned during excavation and construction works.
Heritage	<ul style="list-style-type: none"> • Implement the following recommendations outlined in Section 9 of the Heritage Impact Statement at Appendix 23: <ul style="list-style-type: none"> ○ Any new buildings, services, streetscape and landscaping or activities in the vicinity of the whole precinct should have regard to the existing scale, style and character of the site and context of the heritage landscapes and heritage buildings, including the adjacent low-rise properties. ○ Conduct a photographic archival recording of the site. ○ If any archaeological findings were to be discovered, “<i>Unexpected Finds Procedure and Human Remains Procedure</i>” in accordance with Heritage NSW Guidelines should be undertaken and implemented ○ Undertake a Heritage Interpretation Plan
Noise and Vibration	<ul style="list-style-type: none"> • Implement the recommendations listed at Section 12.3.3 of the Noise and Vibration Impact Assessment at Appendix 24 which are as follows: <ul style="list-style-type: none"> ○ Scheduling of construction activities should be undertaken to reasonably minimise noise impacts to all surrounding land uses. Highly noise intrusive works should not take place prior to 8am. <p><u>Materials handling/vehicles:</u></p> <ul style="list-style-type: none"> ○ Trucks to use a non-tonal reversing beacon (subject to OH&S requirements) to minimise potential disturbance of neighbours. Avoid careless dropping of construction materials into empty trucks. ○ Trucks, trailers and concrete trucks (if feasible) should turn off their engines during idling to reduce noise impacts (unless truck ignition needs to remain on during concrete pumping). <p><u>High Noise Generating Demolition:</u></p> <ul style="list-style-type: none"> ○ Where high noise generating demolition are proposed to be undertaken, respite hours should be implemented to reduce the impact on surrounding receivers. <p><u>Complaints Handling:</u></p> <ul style="list-style-type: none"> ○ An after hours contact number is to be displayed outside of the building site, so that in the event that surrounding developments believe that a noise breach is occurring, they may contact the site.
Community	<ul style="list-style-type: none"> • Consider the areas of concern raised by the public during the initial community consultation period, as summarised at Section 5.1 of the Engagement Report at Appendix 33.

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	<ul style="list-style-type: none"> • There will be opportunities during the assessment of the SSD for the community to provide more feedback during the notification and exhibition process. The applicant will prepare a Response to Submissions report to address all issues raised during the assessment process. • Feedback received from the community during assessment, and if approval is granted, during construction and operation, will be considered and responded to accordingly.
Safety	<ul style="list-style-type: none"> • Implement the recommendations of the CPTED Report at Appendix 31 which are as follows: <ul style="list-style-type: none"> <u>Car Parking</u> <ul style="list-style-type: none"> - The basement parking is to be illuminated in accordance with the Australian Standards noting that lighting should be installed with emphasis at elevators, stairs and entries; - Park smarter signage is to be installed in the basement parking; - Provide directional signage in the car parking areas to direct pedestrian movement to the access points to the entry points and lift; and - CCTV is to be provided throughout the basement level parking. <u>Entry and Exit Points</u> <ul style="list-style-type: none"> - Provide CCTV to ground level lobbies to monitor access to the residential and hotel / commercial uses on the upper levels. Signage is to be clearly displayed which indicates all areas are under CCTV surveillance. - The pedestrian access points to the building are to be illuminated after daylight hours to a level that allows clear lines of sight from Railway Parade and Burleigh Street and spaces immediately surrounding the building, as well as in a manner compatible with the safe operation of CCTV; - Access to the building lobbies at ground floor are to be secured with lockable door, access will be restricted to an intercom, code or car lock system to the residential lobby and after hours to the hotel / commercial lobby, and it will be secured with an alarm activated in the event of forced entry; - Where employees are required to enter the building outside of operation hours they will ensure the building is secured behind them to ensure public access is not available until the set operation hours. <u>Internal/External Layout</u> <ul style="list-style-type: none"> - Maintain landscaping so that it will maintain clear sightlines from Burleigh Street and Railway Parade. It will be designed to provide clear and legible access and maintain casual surveillance to the building; - Prepare a plan of management to address ongoing maintenance, general upkeep and security protocols of the building; - Building management is to undertake regular walk throughs to ensure the site is clean and free of graffiti and vandalism; and - Install CCTV to monitor the perimeter of the development along Burleigh Street and Railway Parade. CCTV is to also be installed internally within the site, including the loading dock, service areas, entry and exits and to the basement parking, in addition to any natural secluded or dark areas. Signage is to be clearly displayed which indicates all areas are under CCTV surveillance.
Construction	<ul style="list-style-type: none"> • Implement the Construction Traffic Management Plan at Appendix 28.
Waste	<ul style="list-style-type: none"> • Implement the Waste Management Plan at Appendix 29.
Utilities	<ul style="list-style-type: none"> • Provide utilities in accordance with the Infrastructure Delivery, Management and Staging Plan prepared by Neuron at Appendix 30.