



Consolidated Mitigation Measures Table

SSD-77458970 | Mixed Use Development

135 Badgerys Creek Road, Bradfield

Prepared by Colliers Urban Planning

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The collective measures required to mitigate the impacts associated with the proposed works are detailed below. These measures have been derived from the assessment in Section 6.0 of the EIS and those detailed in appended consultants' reports.

Reference No.	Relevance	Stage of Project	Mitigation Measure
Biodiversity and Ecology			
BAE1	The environment and native fauna	Construction and operation	Undertake pre-construction and construction activities in accordance with the measures described in the Vegetation Management Plan and Flora and Fauna Management Plan and other subplans to avoid accidental harm to fauna during clearing of vegetation and other habitat features.
BAE2	Riparian and waterfront land	Construction and operation	Adhere to the recommendations of the Vegetation Management Plan.
BAE3	Weed eradication	Construction and operation	Weed removal and management is to be undertaken generally in accordance with the Weed Eradication Management Plan and all other relevant obligations under the <i>Greater Sydney Regional Strategic Weed Management Plan 2023-2027</i> .
BAE4	Wildlife Hazards	Design, construction and operation	Where considered reasonable and feasible, design, construction and operation activities are to generally adhere to the recommendations in Section 4 and 6 of the Wildlife Hazard Assessment.
BAE5	Tree Protection	construction	All trees other than those recommended for removal, are to be retain and protected in accordance with the Arboricultural Impact Assessment.
BAE6	Riparian protection	Design, construction and operation	Throughout the design, construction and operation phase, implement the recommendations within Section 6 of the Riparian Assessment.
Flooding			
FLO1	Site users	Operation	When required, evacuation is to be undertaken generally in accordance with the SSDA Flood Impact and Risk Assessment. This plan may be amended subject to consultation with the relevant authorities (if required).
Surface and Groundwater			
SGW1	Aquatic communities, surface water quality and hydrology, bore users, and the water table.	During construction and operation	Adhere to the recommendations found in Section 6 of the Surface Water and Groundwater Assessment.
Geotechnical Conditions			
GEO1	Site conditions and surrounding environment	Construction	Construction methodologies are to considered and adopt (where appropriate) the recommendations in Section 4 of the Geotechnical Investigation.
GEO2	Acid Sulfate	Construction	In the event acid sulfate are discovered, refer to the contingencies in Section 4 of the Acid Sulfate Soils Assessment.

GEO3	Salinity	Construction	Salinity management procedures are to be generally in accordance with the Western Sydney Salinity Code of Practice and the management procedures listed in Section 4 of the Salinity Management Plan.
GEO4	Contamination	Construction	During construction, general follow the recommendations provided in Section 10 of the Preliminary Site Investigation with Limited Sampling Report
Bushfire Protection			
BP1	Temporary APZs	Construction and operation	Prior to the commencement of works and throughout operation, establish a temporary APZ for the first 50m of the northern lot, to manage the grassland hazard. The temporary APZ may be relinquished once the northern lot is redeveloped and bushfire risk is managed through the permanent removal of vegetation.
BP2	Landscaping	Construction	Prior to occupation, the proponent must ensure new landscaping within the site is designed to meet the requirements of PBP.
BP3	Construction standards	Construction	Prior to occupation, the proponent is to ensure the proposed building is designed and constructed to the relevant PBP. At commencement of construction and during operation, new fencing within 6 m of the building is to be made of non-combustible material only.
BP4	Access	Construction	Prior to occupation, the proponent is to ensure that access meets the performance criteria under PBP, including RFS acceptance of performance solutions
BP5	Water supplies	Construction	Development to be serviced by reticulated water. Prior to occupation, the proponent is to ensure all acceptable solutions as per PBP are met.
BP6	Gas services	Construction	Prior to occupation, new gas services (if installed) are to be installed and maintained in accordance with AS/NZS 1596:2014.
BP7	Staged development	Construction	Prior to occupation, should staged development occur, the proponent is required to implement temporary measures, including APZ where relevant until land is cleared or managed.
Noise and Vibration Management			
NVM1	Emission reduction	Design, construction and operation	Best practice endeavours, and contingency measures should be put in place in the event of receipt of a reasonable complaint or it is found that the noise generation vary from those envisioned in the Noise and Vibration Impact Assessment. Refer to the control measures outlined in Section 15 of the Noise and Vibration Impact Assessment.
Waste Management			
WM1	Operational Waste	Design and operation	During the design and operational phase, adopt the mitigation measures outlined in Section 18 of the Operational Waste Management Plan.
WM2	Construction Waste	Design and construction	A detailed construction waste management plan is to be prepared and implement, generally consistent with the Construction and Demolition Waste Management Plan.
Crime Prevention through Design			

CPD1	Crime Prevention	Design, construction and operation	Where considered reasonable and feasible, adhere to the mitigation measures outlined in Section 7 of the Crime Prevention Through Environmental Design Assessment
Social Enhancements and Impacts			
SEI1	Social management	Design, construction and operation	Ongoing communication with surrounding residents throughout construction. Appointment of a Community Liaison representative to handle enquires and complaints and ensure residents are kept informed is recommended.
SEI1	Social management	Design, construction and operation	To help manage cumulative impacts, where possible, coordinate with proponents of nearby developments to identify opportunities to communicate with residents, reduce construction-related traffic congestion, and manage other potential impacts.
Pedestrian Wind Comfort			
PWC1	Pedestrian comfort	Design	Prior to the issue of the relevant construction certificate, demonstrate how all wind treatments have been incorporated into the final design unless an alternative design has been agreed upon by a suitably qualified person.
Aboriginal and Non-Aboriginal Management			
ANAM1	Aboriginal heritage	Ongoing	<ul style="list-style-type: none"> • Ongoing consultation with the Registered Aboriginal Parties would continue throughout the life of the project, if necessary. For example, ongoing consultation with Registered Aboriginal Parties would take place in the event of any unexpected Aboriginal objects being identified during works. • A heritage induction including an UFP must be prepared and all workers must be inducted prior to the commencement of works. • Long term management of the Aboriginal objects would involve the reburial of the artefact assemblage within a portion of the land that would not be disturbed by the proposed development. Reburial would be undertaken in accordance with Requirement 26 of the Code of Practice. • A copy of this report should be sent to Gandangara Local Aboriginal Land Council for their records.
ANAM2	Heritage induction	Construction	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, and its potential impact on the surrounding heritage items
ANAM2	Consultation	Operation	A copy of this report should be provided to Liverpool City Council, Camden Council, and Heritage NSW to inform them of the development proposal and the potential impacts to heritage items in the vicinity of the study area.
Wastewater			
WW1	Trade waste	Operation	A Section 73 Application is required prior to connection to Sydney Water's trunk infrastructure and pumping station.