



Appendix C – Mitigation Measures

Mitigation measures

Detailed Design

- The proposed development is to be designed and constructed in accordance with the requirements of the Building Code of Australia (BCA).
- The proposed development is to be designed and constructed in accordance with the requirements of the National Construction Code 2022 and relevant Australian Standards.
- Where the design of the development does not meet the requirements of any deemed-to-satisfy provisions of the BCA, then appropriate performance solutions should be documented and provided at the Construction Certificate stage.
- Where relevant, detailed construction drawings must have regard for the recommendations of:
 - Landscape Architectural Design Report (**Appendix J**)
 - Civil Engineering Plans (**Appendix K**)
 - Traffic and Parking Assessment (**Appendix P**)
 - Construction Traffic Management Plan (**Appendix R**)
 - Water Management Report (**Appendix S**)
 - Flood Impact and Risk Assessment (**Appendix T**)
 - Groundwater Impact Assessment (**Appendix U**)
 - Dewatering Management Plan (**Appendix V**)
 - Geotechnical Investigation Report (**Appendix W**)
 - Preliminary Site Investigation (**Appendix X**)
 - Operational Waste Management Plan (**Appendix AB**)
 - Pedestrian Wind Environment Assessment (**Appendix AC**)
 - Acoustic Assessment (**Appendix AE**)
 - BCA Assessment Report (**Appendix AH**)
 - Accessibility Report (**Appendix AI**)
 - BASIX Certificate (**Appendix AL**)
 - ESD Report (**Appendix AK**)
 - Arboricultural Impact Assessment (**Appendix AP**)

Demolition and Construction Management

- The noise control measures recommended within the Acoustic Assessment (**Appendix AE**) must be followed throughout the construction phase, including recommended standard working hours for construction.
- The vibration control measures recommended within the Acoustic Assessment (**Appendix AE**) must be followed throughout the construction phase.
- Demolition and construction waste management is to be undertaken in accordance with the Construction and Demolition Waste Management Plan (**Appendix AA**).
- Traffic control measures (including pedestrian safety measures) to be implemented during construction must be undertaken in accordance with recommendations within the Construction Traffic Management Plan (**Appendix R**).
- Flood mitigation activities and measures are to be undertaken in accordance with recommendations within the Construction Traffic Management Plan (**Appendix T**).
- Tree removal and protection works are to be in accordance with the recommendations contained within the Arboricultural Impact Assessment (**Appendix AP**).
- Construction waste management, removal and disposal is to be undertaken in accordance with the recommendations within the Flood Impact and Risk Assessment (**Appendix T**).
- Construction stormwater and water quality measures are to be in accordance with the recommendations contained within the Water Management report (**Appendix AA**).
- Construction dewatering activities (including the establishment and monitoring wells, the establishment of an ongoing groundwater monitoring plan and pre-collection trial periods) are to be in accordance with recommendations within the Dewatering Management Plan (**Appendix v**).
- Earthworks (including any excavation) must be undertaken in accordance with the recommendations of the Geotechnical Investigation Report (**Appendix W**).
- Any works, including unexpected find protocols are to be undertaken in accordance with the relevant recommendations of the Preliminary Site Investigation (**Appendix X**) and the Framework Remediation Action

Mitigation measures

Plan (**Appendix Z**).

- Access to the site must be managed by the Principal Contractor. All workers and visitors employed on the site will be required to undergo a formal site induction in accordance with Workcover and OH&S requirements.
- Any necessary approvals are to be attained for any works and activities within surrounding road reserves prior to the commencement of works, which includes for demolition and construction activities and the establishment of temporary works zones for loading and unloading activities.

Demolition, Site Preparation, Excavation and Contamination

- The noise control measures recommended within the Acoustic Assessment (**Appendix AE**) must be followed throughout the construction phase, including recommended standard working hours for construction.
- Demolition waste management is to be undertaken in accordance with the Construction and Demolition Waste Management Plan (**Appendix AA**).
- The establishment of construction stormwater management mitigation and water quality measures during works are to be in accordance with the recommendations contained within the Water Management Report (**Appendix S**).
- Upon completion of demolition works, a Detailed Site Investigation and associated processes are to be undertaken in accordance with the recommendations of the Preliminary Site Investigation (**Appendix X**) and the Framework Remediation Action Plan (**Appendix Z**).
- Following completion of the Detailed Site Investigation, the Framework Remediation Action Plan is to be reviewed and updated in accordance with the recommendations of the Preliminary Site Investigation (**Appendix X**) and Framework Remediation Action Plan (**Appendix Z**).
- A validation assessment and reporting process is to be established to demonstrate successful remediation and provide evidence that the site is suitable for its intended land use in accordance with the recommendations of Framework Remediation Action Plan (**Appendix Z**).
- The removal of any contaminated material from the site must be in accordance with the recommendations of the Preliminary Site Investigation (**Appendix X**) and Framework Remediation Action Plan (**Appendix Z**).
- Earthworks (including any excavation) must be undertaken in accordance with the recommendations of the Geotechnical Investigation Report (**Appendix W**).
- Unexpected find protocols are to be established that incorporate measures contained within other mitigation measures in this appendix and the relevant recommendations of the Dewatering Management Plan (**Appendix V**), the Preliminary Site Investigation (**Appendix X**) and the Framework Remediation Action Plan (**Appendix Z**).

Water Management

- The establishment and maintenance of stormwater management and water quality measures during works are to be in accordance with the recommendations contained within the Water Management Report (**Appendix S**).
- Ongoing stormwater management and water quality procedures post construction are to be captured within OSD and rainwater tanks. The operation of these tanks (including the reuse of captured water for non-potable purposes) and Stormwater quality Improvement Devices are to be operated in accordance with the recommendations contained within the Water Management Report (**Appendix S**).
- Groundwater testing during demolition and construction works, and post-construction groundwater management processes are to be undertaken in accordance with the recommendations contained within the Groundwater Impact Assessment (**Appendix U**) and Dewatering Management Plan (**Appendix V**).

Aboriginal and Archaeological Heritage

- The Archaeological Technical Report (**Appendix AG**) should be kept as evidence of due diligence process having been applied to the subject area.
- If changes are made that affect areas not subject to investigations by **Appendix AG**, further archaeological assessment may be required.
- Design principles contained within:
 - Sections 7.2 of the Connecting with Country Report (**Appendix AF**), and
 - Section 4.1 of the Architectural Design Report (**Appendix G**),should be considered during the design stages.

Mitigation measures

- Recommendations contained within Section 9 of the Connecting with Country Report (**Appendix AF**) should be actioned where appropriate.
- The project team should consider the recommendations contained within Section 11.1 of the Connecting with Country Report (**Appendix AF**).
- Unexpected finds and human remains procedures should be implemented as harm mitigation measures post SSDA approval and prior construction.
- If any archaeological deposits or features are unexpectedly discovered during any site works, the following steps must be carried out:
 - 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.
 - 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.
 - 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 notification of the discovery of a relic to Heritage NSW in accordance with Section 146 of the Heritage Act 1977.
 - Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken.
 - Reporting may need to be prepared regarding the find and approved management strategies.
 - Works in the vicinity of the find will recommence upon receipt of approval from Heritage NSW.
- Should clearly identifiable human remains be uncovered anywhere within the subject site, the following procedure should be implemented:
 - All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact.
- The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555).

Ecologically Sustainable Development

- Regarding SEPP (Sustainable Buildings) 2022, the BASIX project scores include water and energy targets of 40 and 68 respectively, with an average 7-star NatHERS rating targeted for the residential components.
- The building's fabric is designed to meet the NCC 2022 and requirements to meet BASIX project scores.
- The performance of glazed surfaces and building fabric insulation has been designed in accordance with the NCC Section J assessment.
- Heating and cooling systems have been designed to provide for target spaces only,
- Energy-efficient lighting systems are to be provided.
- Smart metering systems are to be provided enable separate metering for individual building zones and residences.
- Installation of energy efficient hot water systems (such as solar and heat pump water heating systems) are proposed.
- Provision is to be made for EV charging facilities.
- Provision of a 100% electric building (excluding any retail food tenancies).
- Provision of an approximately 50kW photovoltaic system on the roof for the lighting and power of common areas.
- Water efficient water fixtures are to be installed, in addition to rainwater collection and reuse utilising a 10kL rainwater tanks.
- External materials and surfaces that are to comprise of lighter colours, in addition to the provision of on-structure landscaping.

Trees and Landscaping

- The removal of trees to facilitate demolition and construction works are to be in accordance with the Landscape Plans (**Appendix I**).
- For any works undertaken within the Tree Protection Zones (TPZ) of any trees on surrounding sites, tree protection measures should be carried out in accordance with AS 4970-2009 (Protection of trees on

Mitigation measures

development sites), with an AQF Level 5 Arborist to be engaged to ensure that these protection measures are installed properly.

Traffic and Transport Management

- All necessary road occupation approvals are to be in place prior to the commencement of any works.
- All demolition and construction activities are to be in accordance with the recommendations of the Construction Transport Management Plan (**Appendix R**).
- The following parking facilities are to be provided and allocated as follows:
 - 129 residential car parking spaces (including 48 accessible spaces)
 - 46 commercial car parking spaces (including 1 accessible space),
 - 10 retail car parking spaces (including 1 accessible space),
 - 1 car wash bay,
 - 9 motorcycle spaces,
 - 80 resident bicycle parking spaces,
 - 79 resident visitor bicycle parking spaces,
 - 31 commercial bicycle parking spaces (tenants), and
 - 5 commercial bicycle parking spaces (visitors).
- The design and construction of all vehicular access and parking facilities are to be in accordance with relevant Australian Standards and in accordance with the recommendations of the Traffic and Parking Assessment (**Appendix R**).
- The levels of the vehicular access ramp to basement levels are to be in accordance with the Flood Impact and Risk Assessment. (**Appendix T**).
- Ongoing operations of the site to encourage the use of public and active transport are to be in accordance with the Green Travel Plan (**Appendix Q**).
- Access to the site by waste recovery vehicles is to be in accordance with the recommendations within the Operational Waste Management Plan (**Appendix AB**).
- The building design is to be in accordance with the Flood Impact and Risk Assessment. (**Appendix T**).
- In the event of flash flood event, the preparation and distribution of flood evacuation procedures from the ground level to upper levels within the building are to be in accordance with the Flood Impact and Risk Assessment. (**Appendix T**).

Flood Hazard

- The building design is to be in accordance with the Flood Impact and Risk Assessment. (**Appendix T**).
- In the event of flash flood event, the preparation and distribution of flood evacuation procedures from the ground level to upper levels within the building are to be in accordance with the Flood Impact and Risk Assessment (**Appendix S**).

Ongoing Site Operations

- The operation of any post-construction non-residential land uses and associated activities within Levels 1-3 of the development (particularly those at Ground Level and in outdoor areas) are to be undertaken in accordance with the recommendations of the Acoustic Assessment (**Appendix AE**).
- The post-construction operation of any plant equipment is to be operated and maintained in a manner in accordance with the recommendations of the Acoustic Assessment (**Appendix AE**).
- The operation of post-construction waste activities (including waste recovery vehicle access and egress) is to be in accordance with the recommendations within the Operational Waste Management Plan (**Appendix AB**).

Social Impact

- A robust Communications and Engagement Strategy is to be prepared and implemented for construction and initial operation phases of the development as recommended by the Social Impact Assessment (**Appendix O**). This Strategy should include detail regarding complaints management, channels of communication for local residents, businesses and sensitive receivers, and regular project updates including for major construction works.
- Design features should incorporate areas that would encourage gatherings among, and interaction with, residents.