

## Appendix G - Consolidated Mitigation Measures

### SSD-81610714 – 96 Anzac Avenue, West Ryde

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 8.0** of the EIS and those detailed in appended consultants' reports.

Ref No.	Mitigation Measure
<b>Aboriginal Cultural Heritage</b>	
ACH-01	<ul style="list-style-type: none"><li>All personnel undertaking works within the site must complete an Aboriginal heritage induction as part of the standard site induction process. This induction will detail worker responsibilities under the NSW National Parks and Wildlife Act (NPW Act), provide examples of Aboriginal objects, and outline the Unexpected Finds Procedure to be followed during all site activities.</li></ul>
<b>Arboriculture</b>	
A-01	<ul style="list-style-type: none"><li>Tree protection measures must be installed for Trees T7–T16 (10 trees total) prior to any site activity, including demolition. Installation must comply with the recommendations of the Arboricultural Impact Assessment Report (<b>Appendix II</b>) and Australian Standard AS4970:2025 Protection of Trees on Development Sites.</li></ul>
A-02	<ul style="list-style-type: none"><li>Undertake root investigations along the edge of the proposed driveway alignment nearest Tree T7 to determine whether root pruning is feasible or if design modifications are required.</li></ul>
A-03	<ul style="list-style-type: none"><li>All excavation works within the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of Trees T19, T20, T22, and T23 must be directly supervised by an experienced Project Arborist.</li></ul>
A-04	<ul style="list-style-type: none"><li>All works within TPZ areas must be conducted in consultation with the Project Arborist, who will monitor tree health and site activities throughout the development. All construction activity must comply with AS4970:2025 and relevant sections of the Arboricultural Impact Assessment (Sections 6, 10, and 11 of <b>Appendix II</b>).</li></ul>
A-05	<ul style="list-style-type: none"><li>Any underground services within the TPZ of retained trees must be installed using tree-sensitive techniques such as directional drilling (minimum depth 0.6m) or manual excavation. The Project Arborist must assess and monitor all such works, advising on root retention and impact minimisation.</li></ul>

Ref No.	Mitigation Measure
A-06	<ul style="list-style-type: none"> <li>The Arboricultural Impact Assessment Report (<b>Appendix II</b>) does not constitute approval for tree removal or pruning. All recommendations are subject to approval by relevant authorities and/or tree owners. The Arboricultural Impact Assessment should be submitted as supporting documentation with any related applications.</li> </ul>
<b>Waste</b>	
<b>Construction &amp; Demolition Waste</b>	
CDW-01	<ul style="list-style-type: none"> <li>The Construction Contractor is responsible for implementing the Waste Management Plan (WMP). All site personnel must comply with the WMP, and where feasible, an Environmental Management Representative (EMR) should be appointed to support compliance.</li> </ul>
CDW-02	<ul style="list-style-type: none"> <li>Compare projected waste quantities with actual waste quantities produced.</li> </ul>
CDW-03	<ul style="list-style-type: none"> <li>Conduct waste audits of current projects where feasible.</li> </ul>
CDW-04	<ul style="list-style-type: none"> <li>Document waste generated and disposal methods.</li> </ul>
CDW-05	<ul style="list-style-type: none"> <li>Review historical waste disposal receipts to inform future waste management planning.</li> </ul>
CDW-06	<ul style="list-style-type: none"> <li>Record all relevant waste data to support accurate estimations in future Waste Management Plans (WMPs).</li> </ul>
CDW-07	<ul style="list-style-type: none"> <li>Maintain records of waste volumes that are recycled, reused, or removed by contractors.</li> </ul>
CDW-08	<ul style="list-style-type: none"> <li>Retain dockets/receipts verifying recycling and disposal in accordance with the WMP, to be presented to Council or the EPA upon request.</li> </ul>
CDW-09	<ul style="list-style-type: none"> <li>Undertake daily visual inspections of waste storage areas by site personnel.</li> </ul>
CDW-10	<ul style="list-style-type: none"> <li>Record inspection checklists/logs and report findings to the Site Manager weekly or as required.</li> </ul>
CDW-11	<ul style="list-style-type: none"> <li>Use inspection outcomes to identify and promptly rectify any resource and waste management issues.</li> </ul>
CDW-12	<ul style="list-style-type: none"> <li>Waste audits will be conducted by the Building Contractor to assess the effectiveness of waste segregation and recycling/reuse initiatives. Where audits indicate deficiencies, corrective actions such as additional staff training and review of site signage will be undertaken to improve compliance and performance.</li> </ul>

Ref No.	Mitigation Measure
CDW-13	<ul style="list-style-type: none"><li>All environmental incidents occurring during construction and demolition will be addressed promptly to minimise potential impacts. An incident register will be maintained on-site at all times and must include contact details for the 24-hour EPA Pollution Line. Anticipated incidents may include fuel or chemical spills, hazardous waste mishandling, seepage, or unlicensed discharge of pollutants. The register will support timely reporting and resolution of environmental issues.</li></ul>
CDW-14	<ul style="list-style-type: none"><li>Waste minimisation through adaptive reuse and onsite recycling of building materials will be in accordance with provisions set out in Section 9.3 of <b>Appendix GG</b>.</li></ul>
CDW-15	<ul style="list-style-type: none"><li>Minimisation and management of contaminated material stockpiles to reduce environmental risk will be in accordance with provisions set out in Section 9.3 of <b>Appendix GG</b>.</li></ul>
CDW-16	<ul style="list-style-type: none"><li>Provide training and site inductions to all personnel, in accordance with provisions set out in Section 10.4 of <b>Appendix GG</b>.</li></ul>
CDW-17	<ul style="list-style-type: none"><li>Design and locate waste management facilities in accordance with provisions set out in Section 10.5 of <b>Appendix GG</b>.</li></ul>
<b>Operational Waste Management Plan</b>	
OWMP-01	<ul style="list-style-type: none"><li>Ensuring compliance with the Building Code of Australia (BCA), including ventilation systems that meet the requirements of AS1668.4-2012 The Use of Ventilation and Air Conditioning in Buildings, where applicable.</li></ul>
OWMP-02	<ul style="list-style-type: none"><li>Providing adequate lighting in waste storage areas, with preference for sensor-activated lighting available 24 hours a day.</li></ul>
OWMP-03	<ul style="list-style-type: none"><li>Installing bin washing facilities with hot and cold water taps supplied via a centralised mixing valve. Taps must be protected from bin impact and remain accessible even when the area is at full bin capacity.</li></ul>
OWMP-04	<ul style="list-style-type: none"><li>Constructing floors from concrete with a minimum thickness of 75mm.</li></ul>
OWMP-05	<ul style="list-style-type: none"><li>Grading floors to direct wastewater to a sewer authority-approved drainage connection, preventing discharge into stormwater systems.</li></ul>
OWMP-06	<ul style="list-style-type: none"><li>Applying smooth, cleanable, and durable finishes to floors and walls, with wall finishes extending to the height of stored bins.</li></ul>
OWMP-07	<ul style="list-style-type: none"><li>Finishing all surfaces (walls, ceilings, and floors) in light colours to enhance visibility and cleanliness.</li></ul>
OWMP-08	<ul style="list-style-type: none"><li>Ensuring ceilings are finished with a smooth-faced, non-absorbent material that is capable of being cleaned.</li></ul>

Ref No.	Mitigation Measure
<b>Detailed Site Investigation</b>	
DSI-01	<ul style="list-style-type: none"><li>Conduct a Hazardous Materials Survey (HMS) by a suitably qualified consultant to identify and locate any hazardous materials within existing building structures.</li></ul>
DSI-02	<ul style="list-style-type: none"><li>Prepare and implement an Asbestos Management Plan (AMP) to ensure safe handling and removal of identified asbestos-containing materials (ACMs), including friable and non-friable asbestos found in shallow fill at boreholes BH102M and BH104M.</li></ul>
DSI-03	<ul style="list-style-type: none"><li>Engage a SafeWork NSW Licensed Asbestos Assessor to undertake an asbestos clearance inspection and issue a clearance certificate following removal works. If hazardous materials remain, further removal and validation must be undertaken.</li></ul>
DSI-04	<ul style="list-style-type: none"><li>Develop and implement a Construction Environmental Management Plan (CEMP) to mitigate risks associated with CVOC groundwater contamination, including vapour inhalation and direct contact during bulk excavation.</li></ul>
DSI-05	<ul style="list-style-type: none"><li>Prepare a Remedial Action Plan (RAP) to manage carcinogenic PAH contamination (BH108 and BH110) and an Asbestos Management Plan (AMP) to manage (BH102M and BH104M) in accordance with provisions detailed in <b>Appendix M</b>.</li></ul>
<b>Community and Stakeholder Engagement</b>	
CSE-01	<ul style="list-style-type: none"><li>Keeping survey respondents who requested updates informed of the proposal's progress through a structured engagement plan using recorded contact details.</li></ul>
CSE-02	<ul style="list-style-type: none"><li>Continuing engagement with the City of Ryde Council and the Department of Planning, Housing and Infrastructure as relevant.</li></ul>
<b>Wind</b>	
W-01	<ul style="list-style-type: none"><li>Maintain the proposed trees and landscaping along the sides of the development to reduce local wind speeds. All vegetation should be evergreen and densely foliated to ensure year-round effectiveness.</li></ul>
W-02	<ul style="list-style-type: none"><li>Retain the awning at the ground-level building entrance to provide protection against wind downwash and acceleration, supporting compliance with pedestrian wind comfort criteria.</li></ul>
W-03	<ul style="list-style-type: none"><li>Preserve awnings above adjacent pedestrian walkways surrounding the building to shield pedestrians from downwash effects and improve overall comfort and safety.</li></ul>

Ref No.	Mitigation Measure
W-04	<ul style="list-style-type: none"><li>Install 1.5 m-high vertical windbreaks around the perimeter of the Level 4 communal open space. These may include solid balustrades, walls, or planters/trees of equivalent height, strategically placed along exposed edges to reduce wind speeds and improve comfort.</li></ul>
W-05	<ul style="list-style-type: none"><li>Locate seating areas beneath proposed canopies or within shaded zones created by trees to provide protection from wind downwash and enhance overall amenity.</li></ul>
W-06	<ul style="list-style-type: none"><li>Retain the proposed 1.8m high glazed balustrade around the perimeter of the upper-level communal open areas to mitigate wind exposure and support compliance with relevant wind comfort standards.</li></ul>
<b>Fire Safety</b>	
FS-01	<ul style="list-style-type: none"><li>Engaging a qualified fire engineer to develop Performance Solutions capable of demonstrating compliance with the relevant Performance Requirements of the NCC.</li></ul>
FS-02	<ul style="list-style-type: none"><li>Undertaking the Fire Engineering process during post-approval design development, prior to the issuance of a Construction Certificate.</li></ul>
<b>Geotechnical</b>	
G-01	<ul style="list-style-type: none"><li>Conducting dilapidation surveys prior to commencement of works.</li></ul>
G-02	<ul style="list-style-type: none"><li>Designing working platforms for construction plant, where required, by a qualified geotechnical engineer.</li></ul>
G-03	<ul style="list-style-type: none"><li>Undertaking specialist engineering assessments, additional geotechnical investigations, installation of monitoring equipment, and ongoing monitoring if directed by asset owners such as TfNSW or Sydney Water.</li></ul>
G-04	<ul style="list-style-type: none"><li>Classifying all excavated material transported off-site in accordance with <b>Appendix I</b>.</li></ul>
G-05	<ul style="list-style-type: none"><li>Witnessing the installation of support measures and proof-testing of anchors, where applicable.</li></ul>
G-06	<ul style="list-style-type: none"><li>Performing geotechnical inspections of rock faces during excavation at intervals not exceeding 1.5 metres in medium to high strength bedrock, particularly where vertical cuts are adopted.</li></ul>
G-07	<ul style="list-style-type: none"><li>Conducting geotechnical inspections of all new footings and piles prior to placement of concrete or steel, to verify bearing capacity and confirm the nature of founding strata.</li></ul>
G-08	<ul style="list-style-type: none"><li>Monitoring groundwater inflows into the bulk excavation on an ongoing basis.</li></ul>

Ref No.	Mitigation Measure
<b>Hydrogeological</b>	
H-01	<ul style="list-style-type: none"><li>Maintain all erosion and sediment control measures in functional condition until earthworks are completed.</li></ul>
H-02	<ul style="list-style-type: none"><li>Conducting daily inspections of recharge wells, stormwater diversions, and sediment/erosion control devices to confirm they are operating effectively and at full capacity.</li></ul>
H-03	<ul style="list-style-type: none"><li>Implementing remedial actions promptly where controls or devices are found to be ineffective or unsuitable.</li></ul>
H-04	<ul style="list-style-type: none"><li>Documenting the condition of erosion and runoff controls (e.g. drains, silt fences, catch drains), dewatering procedures, analytical results, and any site instructions issued to subcontractors for remedial works.</li></ul>
H-05	<ul style="list-style-type: none"><li>Maintaining on-site rainfall data records.</li></ul>
H-06	<ul style="list-style-type: none"><li>Verifying water quality parameters meet relevant discharge limits, with supporting documentation available upon request.</li></ul>
H-07	<ul style="list-style-type: none"><li>Reporting any incidents of poor drainage or uncontrolled discharge.</li></ul>
H-08	<ul style="list-style-type: none"><li>Recording all daily inspection reports, environmental incidents, and controlled discharge volumes for review during environmental audits</li></ul>
<b>Noise and Vibration</b>	
NV-01	<ul style="list-style-type: none"><li>Implement a vibration monitoring program during demolition and excavation works to protect nearby structures in accordance with the provisions outlined in <b>Appendix W</b>.</li></ul>
NV-02	<ul style="list-style-type: none"><li>Implement a noise monitoring program in accordance with the provisions outlined in <b>Appendix W</b>.</li></ul>
NV-03	<ul style="list-style-type: none"><li>Prior to the issuance of a Construction Certificate (CC), undertake a detailed acoustic assessment to confirm that cumulative noise emissions from all engineering services comply with the relevant noise criteria outlined in the approved documentation. This assessment should be carried out by a qualified acoustical consultant and form part of the final design verification process.</li></ul>
<b>Remediation</b>	
RA-01	<ul style="list-style-type: none"><li>Implementing the materials handling measures, environmental management, contingency plan for environmental incidents, work health and safety plan, asbestos air monitoring and unexpected finds protocol summarised in <b>Section 8.0</b> of <b>Appendix N</b> during remedial and bulk excavation activities.</li></ul>

Ref No.	Mitigation Measure
<b>Transport</b>	
T-01	<ul style="list-style-type: none"><li>• Subjecting the GTP to ongoing monitoring to assess its effectiveness and identify opportunities for improvement based on evolving site conditions.</li></ul>
T-02	<ul style="list-style-type: none"><li>• Conducting a travel survey within three months of occupation of the new facilities to evaluate travel mode outcomes and inform future recommendations.</li></ul>
T-03	<ul style="list-style-type: none"><li>• Publicising positive outcomes of the GTP to encourage continued uptake of sustainable travel options.</li></ul>
T-04	<ul style="list-style-type: none"><li>• Implementing the Construction Traffic Management Plan (CTMP) to manage vehicle movements during construction and minimise disruption to surrounding areas.</li></ul>