

Appendix C - Mitigation Measures Table

9- 21 Beaconsfield Road, Lindfield

Table 1 Consolidated List of Mitigation Measures

SEAR No.	Detail
Mitigation Measures – Incorporated Into Design of Project	
SEAR 4 – Engagement	<ul style="list-style-type: none"> • Delivery of a high-quality architectural design and landscape proposal which prioritises the retention and enhancement of the leafy character of Lindfield.
SEAR 7 – Environmental Amenity	<ul style="list-style-type: none"> • A good level of amenity by way of solar access, cross ventilation and visual privacy. • Acceptable shadow diagrams, being that envisaged under the planning controls. • No view loss. • No wind impacts. • No reflectivity or lighting impacts.
SEAR 8 – Visual Impact	<ul style="list-style-type: none"> • Design principles consistent with the ADG have been implemented into the design development of the proposal to ensure that the RFB will represent the density envisaged by the planning controls and sit subservient within the landscape. • The proposed materials and finishes have been selected to respond to the HCA qualities of the site and immediate surrounding locality. • The existing street trees are proposed to be retained and additional planting proposed within the front setback to visually screen the proposal.
SEAR 9 – Transport	<ul style="list-style-type: none"> • Provision of residential parking in accordance with the Housing SEPP minimum requirements. • Provision of bicycle spaces in accordance with the KDCP 2024 provisions. • The basement parking areas and loading docks achieve relevant Australian Standard requirements. • Swept path analysis has been undertaken and not conflicts occur.
SEAR 10 – Noise and Vibration	<ul style="list-style-type: none"> • Incorporation of a 1.8 metre solid barrier along the property boundaries, except Beaconsfield Parade.
SEAR 11 – Water Management	<ul style="list-style-type: none"> • The proposal includes on-site detention to ensure stormwater discharge off-site occurs in a controlled manner. • Stormwater generated within the proposed development will be treated to the Council water treatments rates utilising a combination of proprietary treatments devices and WSUD elements. • Provision of rainwater tanks to encourage water re-use on-site and reduce portable water demand once the development it complete.
SEAR 12 – Ground and Water Conditions	<ul style="list-style-type: none"> • Long-term groundwater monitoring, permeability testing and groundwater seepage modelling to inform the basement design – already underway.
SEAR 14 – Trees and Landscaping	<ul style="list-style-type: none"> • To mitigate the loss of existing trees, a 1:1 tree replacement strategy will be implemented with a target of 37% canopy coverage across the development.

SEAR No.	Detail
	<ul style="list-style-type: none"> The inclusion of 5 COS' at the rooftop levels will assist in incorporating planting areas, promoting habitat and enhancing local biodiversity on-site.
SEAR 15 – Ecologically Sustainable Development	<ul style="list-style-type: none"> Specification of high-performance building envelopes and glazing. Installation of high efficiency HVAC and lighting systems. Use of low embodied energy and low-VOC material. Provision of rooftop PV system. Incorporation of extensive landscaping and permeable surfaces. Shading of hardstand areas.
SEAR 16 – Biodiversity	<ul style="list-style-type: none"> Retention of Eucalyptus saligna x botryoides which is classified as low condition PCT 3262.
SEAR 17 – Waste Management	<ul style="list-style-type: none"> Appropriate storage within apartments, communal areas and the basement is provided. The operational waste management strategy is consistent with Council's controls.
SEAR 18 – Social Impact	<ul style="list-style-type: none"> Implement the design recommendations of the Noise and Vibration Impact Assessment prepared by Acoustic Logic. Incorporate appropriate building separation distances and privacy mitigation measures. Create a safe, welcoming and legible COS. Maximise solar access and cross ventilation for apartments in the proposal.
SEAR 22 – Environmental Heritage	<ul style="list-style-type: none"> To minimise the impact the HCA and nearby items, the proposal has been designed to be sympathetic to the existing streetscape and consistent with the character of the street. The proposal seeks to retain the existing street trees and enhance the streetscape character with proposal of additional planting within the front setback zone. The leafy character of Beaconsfield remains with the proposal.
Mitigation Measures – Required as Conditions to address Residual Impacts	
SEAR 4 – Engagement	<ul style="list-style-type: none"> Ongoing communication with the community as to the delivery of affordable housing on the site. Communicate the CTMP with the community and maintain a complaint register during construction works.
SEAR 7 – Environmental Amenity	<ul style="list-style-type: none"> As part of detailed design post SSD, incorporate the wind mitigation measures in Windtech's Pedestrian Wind Statement dated 6 May 2025.
SEAR 9 – Transport	<ul style="list-style-type: none"> Prior to the commencement of works, prepare a detailed construction traffic management plan detailing: <ul style="list-style-type: none"> The proposed construction access routes; Indicative construction programme; Expected construction vehicle types and volumes; Car parking arrangement and site access during construction; and Safety measure to minimise impacts to pedestrians and cyclists. During construction, construction hours are as follows: <ul style="list-style-type: none"> Monday to Friday – 7.00am to 6.00pm Saturday – 8.00am to 1.00pm

SEAR No.	Detail
	<ul style="list-style-type: none"> • Sunday / Public Holiday – no work • Prior to the commencement of operation, prepare a Green Travel Plan which seeks to: • Achieve a high modal share for public transport, cycling and walking journeys for residents, staff and visitors of the site. • Reduce private vehicle dependency as a means of access to the site; • Ensure adequate facilities are provided at the site to enable users to travel by sustainable transport modes; and • Raise awareness of, and actively encourage the use of, sustainable transport amongst users.
SEAR 10 – Noise and Vibration	<ul style="list-style-type: none"> • Ensure the minimum glazing recommendations are incorporated into the detailed design documentation at the construction certificate stage. • Prior to the commencement of works, during the preparation of the construction program, undertaken an acoustic review of the proposed construction activities and plant/methods should be undertaken to identify work items likely to exceed Noise Management Levels in Acoustic Logic's Report dated 22 April 2025. • Prior to the commencement of construction, identify the activities likely to generate high noise levels and determine appropriate timeframes for which they will occur. • Prior to the commencement of construction, identify feasible acoustic controls or management screens to mitigate noise impacts. • Prior to the commencement of construction, if required, implement a notification process where nearby development is made aware of the time and duration of noise intensive construction processes. • Prior to the commencement of construction, where required, vibration monitors may be installed at critical location to determine impacts. Ongoing review and assessment of vibration impact to be conducted throughout the construction process to determine appropriate vibration levels. • During construction, maintain a compliant register. • Hours of construction are to be as follows: <ul style="list-style-type: none"> • Monday to Friday – 7.00am to 6.00pm • Saturdays – 8.00am to 1.00pm • Sunday and Public Holidays – No works
SEAR 11 – Water Management	<ul style="list-style-type: none"> • Prior to the issue of the construction certificate, prepare a detailed erosion and sediment control plan to be approved by the project certifier • Prior to the commencement of works on site, the approved erosion and sediment controls are to be implemented on site.
SEAR 12 – Ground and Water Conditions	<ul style="list-style-type: none"> • Prior to the commencement of works, undertake detailed dilapidation surveys of all structures and infrastructure that fall within the zone of influence of excavation to allow recommended vibration limits. The zone of influence of the excavation is defined by a distance back from the excavation perimeter of twice the total depth of excavation. • Prior to the commencement of works, survey as-built details of the neighbouring footings and basements (if any) of no.7 and no.25 Beaconsfield Parade. • Prior to the commencement of works, undertake specialist engineering assessment for Sydney Water assets, if requested by the asset owner.

SEAR No.	Detail
	<ul style="list-style-type: none"> • Prior to the commencement of works, ongoing geotechnical input or design for temporary works (i.e. excavation stability, working platforms), if required. • Prior to any excavation commencing, reference is to be made to Safe Work Australia Excavation Work Code Practice dated January 2020. • During excavation and construction works, ensure it is carried out in accordance with the recommendation in EI Australia’s Geotechnical Report dated 7 May 2025. • During construction works, geotechnical inspections of all new shoring piles, and footings/piles by an experienced geotechnical professional before concrete or steel are placed to verify their bearing capacity and the in-situ nature of the founding strata.
SEAR 13 – Contamination and Remediation	<ul style="list-style-type: none"> • During demolition, all identified hazardous material must be appropriately managed during the demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the site surface. • Following building/pavement demolition and removal of associated wastes, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant. This inspection may coincide with the asbestos clearance program. • An asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all asbestos containing material. • Where the clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection must be undertaken. • All soil materials designated for off-site disposal as part of the proposed development, including any virgin excavated natural material, must be pre-classified in accordance with the Environmental Protection Authority (EPA) Waste Classification Guidelines (2014). In design a sampling and quality analysis plan for waste classification, the EPA Sampling Design Part 1 – Application guidelines (2022a) should be referred to and the analytical suite is to include the identified contaminants of concern outside within the PSI Report prepared by EI Australia (dated 7 May 2025). • Any material imported to the site should be validated for the intended (residential) land use, in accordance with the EPA Guidelines.
SEAR 14 – Trees and Landscaping	<ul style="list-style-type: none"> • Landscaping to be delivered on-site as per the landscape stamped plans prepared by Land + Form. • Prior to and during construction, the mitigation measures outlined in Rain Tree Consulting’s Arborist Report are to be followed.
SEAR 15 – Ecologically Sustainable Development	<ul style="list-style-type: none"> • Prior to the commencement of works, prepare an environmental management plan to manage ESD during construction phase of the development. • Prior to occupation, prepare an ESD maintenance plan to manage ESD during the operational phase of the development.
SEAR 16 – Biodiversity	<p><u>Prior to the commencement of works</u></p> <ul style="list-style-type: none"> • Establish a no go fence zone around the TPZ of the <i>Eucalyptus saligna x botryoides</i> (PCT 3662) to ensure it is protected during works. <p><u>During construction</u></p> <ul style="list-style-type: none"> • To the fullest extent practicable, minimise disturbance to any native vegetation surrounding the site and retained vegetation to be fenced off and avoided during constructions works.

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	<ul style="list-style-type: none"> • Retained trees are to be protected in accordance with AS4970-2009 Protection of trees on development sites. • In the unlikely event that unexpected threatened species are identified during the project works, works should cease and a suitably qualified ecologist contacted immediately. • Soil transportation is to be minimised within, into or out of the site during construction to reduce the spread of weeds. • Minimise the spread of the two priority weeds within the Greater Sydney LLS region during construction. • Implement the sediment and erosion control plan to avoid sediment runoff or indirectly impact surrounding biodiversity values. <p><u>During operation</u></p> <ul style="list-style-type: none"> • Retained trees are to be protected in accordance with AS4970-2009 Protection of trees on development sites.
SEAR 17 – Waste Management	<ul style="list-style-type: none"> • Prior to commencement of works, ensure the demolition and construction waste management measures in Deicorp’s report dated 5 May 2025 are detailed in the environmental management plan for the construction works. • Prior to occupation, ensure waste management measures are in place in accordance with Elephant Foot’s OWMP dated 7 May 2025.
SEAR 18 – Social Impact	<ul style="list-style-type: none"> • Prior to the commencement of construction, prepare a CTMP. • During constructions works, implement the noise mitigation recommendations in the Noise and Vibration Impact Assessment prepared by Acoustic Logic. • During construction works, implement the CTMP. • Prior to occupation, prepare a Green Travel Plan to promote active modes of transport. • Prior to the commencement of occupation, ensure crime safety principles have been delivered and clear directional signage installed.
SEAR 21 – Aboriginal Cultural Heritage	<ul style="list-style-type: none"> • All Aboriginal objects and Places are protected under the <i>National Parks and Wildlife Act 1974</i>. It is an offence to knowingly disturb an Aboriginal site without a consent permit issued by Heritage NSW, NSW Department of Climate Change, Energy, the Environment and Water. Should any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object, the archaeologist will provide further recommendations. These may include notifying the Heritage NSW and Aboriginal stakeholders. • Aboriginal ancestral remains may be found in a variety of landscapes in NSW, including middens and sandy or soft sedimentary soils. If any suspected human remains are discovered during any activity, the following must be undertaken: <ol style="list-style-type: none"> a) Immediately cease all work at that location and not further move or disturb the remains. b) Notify the NSW Police and Heritage NSW Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location. c) Not recommence work at that location unless authorised in writing by Heritage NSW.

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SEAR 22 – Environmental Heritage	<ul style="list-style-type: none"> • Prior to demolition, a Heritage Interpretation Plan presenting the history and significance of the Francis Street Conservation Area is to be incorporated into the development. The Plan should be developed in accordance with best practice heritage interpretation planning guidelines, including <i>Interpreting Heritage Places and Items Guidelines (NSW Heritage Office 2005)</i>. • Prior to demolition, a photographic archival recording should be prepared for the HCA affected properties on the site and their wider setting. The recording should be prepared in accordance with the NSW Heritage Office document <i>How to prepare Archival Records of Heritage Items and Photographic Recording of Heritage Items Using Film or Digital Capture</i>. The archival record should be kept in one or more permanent and publicly accessible archives. • Prior to the commencement of works, prepare an Archaeological Unexpected Finds Protocol clearly presenting: <ul style="list-style-type: none"> • Conditions addressed by the Protocol • Relevant legislation and guidelines • Roles and responsibilities • Unexpected finds procedure • Basic heritage object identification information • During construction, ongoing heritage advice to be provided on the detailed design development to ensure the heritage values of adjacent items and the HCA are appropriately considered and preserved. • During construction, should unanticipated relics be discovered during the course of the project, the following steps are to be undertaken: <ul style="list-style-type: none"> • If a find is identified, works should stop immediately around the find and the area should be protected. • The find should be reported to the project manager or supervisor. • A historical archaeologist should be contracted to identify the find. • If the find is a relic, a mitigation strategy must be developed and implemented. This could include avoidance of the find, test excavation or other mitigation measures. • If the find is a relic, notification to the Heritage Council under section 156 of the Heritage Act will be required.