

STATUTORY COMPLIANCE TABLE

Proposed Residential Flat Building including In-Fill Affordable Housing and Build-to-Rent Housing

24, 26 and 28 Middle Harbour Road, Lindfield

Lot 13 DP5374, Lot 1 DP119944, Lot 14 DP5374, Lot 1 DP1192386, Lot 1 DP312386, Lot 16 DP5374 & Lot 768 DP752031

SSD-82548708

**APPENDIX D
MITIGATION
MEASURES
TABLE**



MITIGATION MEASURES TABLE

Proposed Residential Flat Building including In-Fill Affordable Housing and Build-to-Rent Housing

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SSD-82548708

By:	The Trustee for MHR Lindfield Trust
In relation to:	State Significant Development Application (SSD-82548708) For In-fill Affordable Housing - 24, 26 and 28 Middle Harbour Road
Site:	24, 26 and 28 Middle Harbour Road, Lindfield Lot 13 DP5374, Lot 1 DP119944, Lot 14 DP5374, Lot 1 DP1192386, Lot 1 DP312386, Lot 16 DP5374 & Lot 768 DP752031

The Proponent plans to undertake the construction and operation of the proposed residential flat building comprising of 94 apartments including infill affordable housing and BtR housing, in accordance with the following planned management and mitigation measures.

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-82548708		
ID	Management / Mitigation Measure	Timing
Design Development		
D1	<p>Further assessment</p> <p>Further assessment should be undertaken during the detailed design stage and prior to the issue of the Construction Certificate(s) to:</p> <ul style="list-style-type: none"> ▪ Ensure compliance with the applicable provisions of the BCA and other relevant standards ▪ Ensure acceptable amenity with regards to the requirements identified in the Pedestrian Wind Assessment ▪ Ensure acceptable acoustic and visual privacy 	Detailed design development and prior to construction
D2	<p>Terms of Approval</p> <p>The Proponent will ensure compliance with any reasonable requirement(s) of the Secretary of the NSW DPE arising from:</p> <p>(a) The assessment of Any reports, plans, programs, strategies or correspondence that are submitted in relation to this Approval; and</p> <p>(b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.</p> <p>(c) Management and Mitigation Measures;</p> <p>(d) Any Conditions of Approval.</p> <p>If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.</p>	Prior to construction, during construction, and during operation.
D3	<p>Occupation Certificate</p> <p>The Proponent will ensure that Occupation Certificates are obtained prior to the occupation of the facilities.</p>	Prior to operation.
D4	<p>Structural Adequacy</p>	During construction.



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PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-82548708		
ID	Management / Mitigation Measure	Timing
	The Proponent will ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the National Construction Code.	
Construction Management		
C1	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, the Proponent would prepare a Construction Environmental Management Plan (CEMP) that addresses the following:</p> <ul style="list-style-type: none"> (a) Site Induction (b) Noise and Vibration; (c) Waste Management and Classification; (d) Erosion and Sediment Control; and (e) Community Consultation and Complaints Handling. 	Prior to construction.
C2	<p>Site Induction</p> <p>All staff employed on the site by the construction contractor will be required to undergo a site induction.</p>	Prior to and during construction.
Specific Environmental Commitments		
Noise and Vibration		
NV1	Dilapidation reports must be completed on structures within 20m of excavation in accordance with the Geotechnical Investigation Report.	Prior to and during construction.
NV2	<p>Implementation of the recommendations outlined in the Noise Impact Assessment in the CMP. This includes the following key noise mitigation procedures:</p> <ul style="list-style-type: none"> • Maximising the offset distance between plant items and nearby noise sensitive receivers. • Preventing noisy plant working simultaneously and adjacent to sensitive receivers. • Minimising consecutive works in the same site area. • Orienting equipment away from noise sensitive areas. • Carrying out loading and unloading away from noise sensitive areas • Follow recommended construction hours and inform truck drivers about access routes, delivery times, and idle reduction; • Select equipment with effective noise reduction features; • Shield diesel generators within 40m of residences; • Position noisy equipment away; and • Refer to requirements of AS 2436:2010 	During construction.
NV3	<p>As part of the CNVMP, the following vibration mitigation measures should be implemented:</p> <ul style="list-style-type: none"> • Any vibration generating plant and equipment is to be in areas within the site in order to lower the vibration impacts. 	During construction.



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ID	Management / Mitigation Measure	Timing
	<ul style="list-style-type: none"> Investigate the feasibility of rescheduling the hours of operation of major vibration generating plant and equipment. Use lower vibration generating items of construction plant and equipment; that is, smaller capacity plant. Minimise conducting vibration generating works consecutively in the same area (if applicable). Schedule a minimum respite period of at least 30 minutes before activities commence which are to be undertaken for a continuous 4-hour period. Use only dampened rock breakers and/or "city" rock breakers to minimise the impacts associated with rock breaking works. Conduct attended measurements of vibration generating plant at commencement of works to identify safe working distances 	
Traffic and Transport		
TT1	The Proponent will finalise and implement a Construction Traffic Management Plan (CTMP).	Prior to and during construction.
TT2	The Proponent will finalise and implement a Green Travel Plan (GTP)	Post construction.
TT3	The Proponent will monitor the state of roadway leading to and from the subject site, during construction, and will take all necessary steps to clean up any adversely impacted road pavements as directed by the Ku-ring-ai City Council.	During construction.
Soil and Water		
SW1	Effective dust controls must be in place during any construction or excavation work.	Prior to construction.
SW2	Erosion and Sediment measures should be implemented under a detailed CMP, which will take effect throughout the duration of the works.	Prior to and during construction.
SW3	<p>Implementation of the recommendations outline in the Geotechnical Investigation Report. This includes:</p> <ul style="list-style-type: none"> Additional monitoring Geotechnical inspections Geotechnical review of the foundation and shoring design will be required. A Geotechnical Monitoring Plan (GMP) and an Inspection and Test Plan (ITP) to outline monitoring requirements, inspection, testing, and verification requirements for geotechnical works. A Dewatering Management Plan (DMP) is required outlining the procedures for managing groundwater during excavation and construction, for complying with environmental regulations and for submission to Council for approval to discharge into the stormwater system Investigation of additional boreholes may be required. 	Prior to and during construction.



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ID	Management / Mitigation Measure	Timing
SW4	Implementation of the recommendations outline in the Integrated Water Management Plan	Prior to and during construction.
SW5	The Proponent will prepare a Dewatering Management Plan.	Prior to construction.
SW6	Dewatering and the discharge of the water will need to be managed in accordance with a Dewatering Management Plan	during construction..
SW7	Manage stormwater via a flood storage tank and an on-site detention (OSD) tank in conjunction with pits and pipes in accordance with the recommendations of the Integrated Water Management Plan	Prior to and during construction.
SW8	Integrate additional gross-pollutant traps to ensure all captured stormwater water is treated prior to discharge to the Council system	Prior to and during construction, and during operation.
Geotechnical		
G1	Implementation of the recommendations outlined in the Geotechnical Investigation.	Prior to and during construction
Tree Protection		
TP1	All tree protection and management recommendations provided in the Arboricultural Impact Assessment must be implemented	Prior to and during construction
TP2	Root mapping to be undertaken on trees as identified in the Arboricultural Impact Assessment.	Prior to construction
TP3	Replacement planting to be undertaken as follows: <ul style="list-style-type: none"> The trees should have a minimum 10m height at maturity to compensate for the loss of existing trees. The planting size shall be 75 litres and compliant with the AS2373 Tree Stock and Specifications for Landscape Use. Planted by a qualified horticulturalist or arborist AQF Certificate 3. The replacement plantings must be planted in such a manner as to promote good health during the establishment period, and must be maintained, as far as practicable to ensure tree growth into maturity. 	During and post construction
Cultural Heritage		
H1	An Unexpected Finds Policy will be developed, in the unlikely event that relics are identified during ground disturbing works. This will be detailed in the Construction Environmental Management Plan (CEMP).	Prior to construction.
H2	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 Heritage NSW and Aboriginal stakeholders	During construction.



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H3	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified	During construction.
H4	All relevant staff, contractors and subcontractors will be made aware of their statutory obligations for heritage under the NSW <i>Heritage Act 1977</i> and best practice as outlined in <i>The Burra Charter 2013</i> , during site inductions.	Prior to construction.
H5	Implementation of the recommendations outlined in the Statement of Heritage Impact (SOHI)	During and post construction.
H6	Aboriginal stakeholders are to be kept informed about the management of Aboriginal cultural heritage within the study area throughout the completion of the project as outlined in the Engagement Outcomes and Social Impact Assessment Report.	During construction.
H7	Photographic Archival record, salvage schedule and interpretation strategy to be undertaken	Prior to, during and post construction.
Socio-Economic		
SE1	The Proponent will notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices should include: <ul style="list-style-type: none"> ▪ Details of the proposal, including contact details of management team ▪ Hours and expected period of construction ▪ Details regarding process should businesses or residents have concerns, questions or complaints 	Prior to construction.
SE2	The Proponent will set up a feedback process to manage and respond to stakeholder concerns, questions, or complaints. The Proponent will ensure that this process is clear and accessible to stakeholders such as surrounding businesses and residents.	Prior to and during construction.
SE3	The Proponent will prioritise engaging with local businesses, where practicable, e.g. site induction for visiting workers to include profile of surrounding food and beverage retailer.	During construction.
SE4	Ensuring that all community members have access to information and participation opportunities, while also making sure that the information is transparent and that engagement occurs throughout the project, in accordance with the Engagement Outcomes and Social Impact Assessment Report.	Ongoing.
SE4	Implementation of the recommendations outlined in the Engagement Outcomes and Social Impact Assessment Report.	Ongoing.
Waste Management		



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ID	Management / Mitigation Measure	Timing
WM1	<u>Hazardous Construction Materials</u> Prepare a Hazardous Building Material Survey prior to the commencement of any works	Prior to construction.
WM2	<u>Construction and Demolition Waste</u> Implementation and monitoring of the Construction and Demolition Waste Management Plan. Site specific measures relating to site inductions, material selection and ordering, waste avoidance opportunities, and site procedures provided in the Waste Management Plan should be incorporated into the detailed CMP.	During construction.
WM3	<u>Operational Waste</u> The requirements of the Operational Waste Management Plan, including waste collection procedures and stakeholder responsibility, should be followed through the operation of the development.	During operation.
Contamination		
CT1	Implementation of the recommendations outlined in the Detailed Site Investigation (DSI)	Prior to and during construction.
CT2	The Construction Environmental Management Plan (CEMP) will include an Unexpected Finds Protocol (UFP)	Prior to and during construction.
Ecologically Sustainable Development		
E1	The Proponent will target a Certified 7.5 Star NatHERS Rating.	Prior to and during construction, and during operation.
E2	Implement initiatives outlined in the ESD Report into the design, construction and ongoing operation. This includes: <ul style="list-style-type: none"> • Solar renewable energy generation and water capture • Rainwater reuse for irrigation • Passive design shading • Embedded network operator required to provide option for 100% renewable electricity options for base building • Provision for future uptake of 100% EVs and compliant bicycle parking • Healthy indoor environments supported by natural ventilation solutions, solar and daylight access and use of low toxicity materials • The design and focus on landscaping will assist in mitigating the urban heat island effect • Energy efficient air conditioning units • Portable water savings with efficient fixtures • Options for reduced embodied emissions concrete and other materials • Environmental management plan to be established for construction 	Prior to and during construction, and during operation.



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ID	Management / Mitigation Measure	Timing
	<ul style="list-style-type: none">Targeting over 90% of construction and demolition material recycling to be recycled	

