

Appendix E: Mitigation Measures Table

Environmental Aspect	Potential Impact / Risk Identified	Mitigation / Management Measure	Project Phase	Source Reference (EIS / Appendix)
Built Form & Visual Amenity	Potential visual bulk and dominance within the town centre setting	Building massing stepped to respond to topography and corner condition; upper levels recessed behind primary street wall; balcony recesses, façade modulation and visually recessive upper-level materials reduce perceived bulk and height in near and long-range views	Design	Chapter 7.1.6; Appendix B: Architectural Plans; Appendix L: Design Verification Statement
Streetscape & Public Domain Interface	Poor integration with pedestrian environment	Landscaped setbacks establish defined pedestrian threshold; primary entry directly addresses public domain; ground-floor glazing and lobby orientation provide passive surveillance and activation	Design	Chapter 7.1.6; Appendix B: Architectural Plans
Solar Access – Internal Amenity	Inadequate sunlight to apartments	Orientation, inter-floor setbacks and apartment configuration optimise solar penetration to living areas; scheme achieves ADG mid-winter solar benchmark to majority of dwellings	Design	Chapter 7.1.7; Appendix L: Design Verification Statement
Solar Access – Private Open Space	Insufficient sunlight to balconies	Balcony orientation and façade articulation maximise solar access; upper-level modulation reduces overshadowing impacts to private open space	Design	Chapter 7.1.7; Appendix L: Design Verification Statement
Visual Privacy – Boundary Interfaces	Reduced separation relative to ADG recommendation (>25m height)	Separation equitably shared having regard to indicative future development; recessed balconies, fixed louvres, opaque glazing and balustrade treatments prevent direct overlooking; design satisfies intent of Objectives 3F-1 and 3F-2	Design	Chapter 7.1.7 (3F Visual Privacy); Appendix B: Architectural Plans
Overlooking	Overlooking within premise	Offset windows, privacy screens and façade recesses prevent direct line-of-sight; internal layouts position habitable windows to maintain reasonable privacy and outlook	Design	Chapter 7.1.7; Appendix U: Landscape Plan

View Sharing	Loss or obstruction of private views	Building envelope consistent with adopted town-centre height framework; upper levels recessed to reduce obstruction; massing contained largely within planned envelope	Design / Assessment	Chapter 7.1.7; Appendix B: Architectural Plans
Wind Impacts	Localised wind acceleration at ground or rooftop	Podium articulation and balcony recessing reduce downdraft; rooftop plant integrated within architectural envelope to limit turbulence effects	Design	Chapter 7.1.7; Appendix L: Design Verification Statement
Reflectivity & Glare	Glare impacting adjoining properties	Non-reflective glazing specification and muted material palette minimise glare and reflective impacts	Design	Chapter 7.1.7; Appendix CC: Exterior Schedule
Traffic & Access	Increased traffic generation	Basement parking and compliant vehicle access provided in accordance with Traffic Impact Assessment; network impacts within capacity	Design / Operation	Chapter 7 (Traffic); Technical Appendix O: Traffic Impact Assessment
Construction Traffic	Temporary disruption to local roads	Construction Traffic Management Plan to detail haulage routes, scheduling and access controls prior to works	Construction	(Traffic); Technical Appendix O: Traffic Impact Assessment
Operational Noise	Noise from mechanical plant	Plant selected and acoustically treated to comply with adopted noise criteria; rooftop plant screened/enclosed within built form	Design / Operation	Chapter 7 (Acoustic); Technical Appendix P: Acoustic Report
Construction Noise & Vibration	Temporary disturbance to surrounding receivers	Compliance with NSW EPA construction noise guidelines; restricted work hours; appropriate plant selection and site management	Construction	Chapter 7 (Acoustic); Technical Appendix P: Acoustic Report
Contamination – Soil	Presence of asbestos and fill contaminants	Remediation in accordance with approved Remedial Action Plan; licensed asbestos removal; validation reporting prior to occupation	Pre-Construction / Construction	Chapter 7 (Contamination); Appendix BB: Remedial Action Plan
Groundwater	Minor PFAS detections	Management consistent with RAP recommendations; works designed to avoid groundwater interception	Construction	Chapter 7 (Contamination & Groundwater); Appendix BB: Remedial Action Plan & Appendix AA: Groundwater Impact Assessment
Stormwater & Water Quality	Increased runoff and pollutant load	On-site detention and stormwater treatment implemented in accordance with civil engineering design documentation	Design / Construction	Chapter 7 (Stormwater); Appendix Q: Civil / Stormwater Engineering Plans



Waste – Construction	Landfill waste generation	Implementation of Waste Management Plan; on-site source separation; diversion targets >80–90%; waste tracking and documentation maintained	Construction	Chapter 7; Appendix XX: Waste Management Plan
Waste – Operational	Inefficient bin storage or collection	Dedicated basement waste room and compliant bin allocation; collection strategy aligned with Council servicing requirements	Operation	Chapter 7; Appendix XX: Waste Management Plan
Landscaping & Deep Soil	Reduced deep soil dimensions	13% deep soil provision; rooftop and podium planting; landscaping used to soften interfaces and filter views	Design	Chapter 7 (3E Deep Soil); Appendix U: Landscape Plan
Safety & CPTED	Poor passive surveillance	Active frontage, glazed lobby, clearly defined secure access points and overlooking of communal areas consistent with CPTED principles	Design / Operation	Chapter 7; Appendix L: Design Verification Statement



MELIORA
PROJECTS