

Appendix E – Consolidated Mitigation Measures

SSD- SSD-83538214 – Shop Top Housing with In-fill Affordable Housing, 43-45 Beane Street and 2 Keevers Lane, Gosford

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 the appended consultants' reports.

Ref No.	Mitigation Measure	Timing
Noise and Vibration		
Operational Noise and Vibration		
ONV-1	Recommended materiality to mitigate extrusive noise levels:: - External walls are recommended to be constructed out of masonry (concrete or bricks) or be of brick-veneer construction. - The ceiling/roof is recommended to be constructed out of concrete slab ceiling. - Glass windows and doors are recommended to be constructed out of 4mm toughened glass.	Design
ONV-2	A/C condensers shall be set with night quiet mode to operate between 10 pm and 8 am which reduces operating noise levels by a minimum of 6 dB.	Operation
ONV-3	Mitigation measures for the mechanical plant should be considered during the design development stage to ensure compliance with the outlined criteria at the nearest sensitive receiver catchments. These mitigation measures could include but not limited to the following:	Design
ONV-4	Fans are to be installed on the roof of Building B or in the basement. All A/C condensers are to be located on individual apartment balconies.	Design Construction
ONV-5	Acoustic attenuators fitted to rooftop fan duct work	Construction
ONV-6	A/C condensers shall be set with night quiet mode to operate between 10 pm and 8 am which reduces operating noise levels by a minimum of 6 dB.	Operation

ONV-7	- Screening around mechanical plant	Design Construction
ONV-8	If the project internal noise limits for windows/doors open is exceeded, alternative means of ventilation is required in accordance with the requirements of the NCC (i.e. alternative ventilation system complying with AS 1668.2 and AS/NZS 3666.1) to the noise-affected spaces	Operation
ONV-9	- It is recommended that vehicle engines should be switched off, where possible, whilst in the loading dock - Furthermore, to provide acoustic comfort and protection of occupants within the development, it is recommended that the slab of the loading dock be vibration isolated to ensure structure-borne noise and vibrations are controlled	Operation
Waste Management		
WM-1	The recommended waste management measures within the Operational Waste Management Plan prepared by Elephant Foot Consulting (Appendix T) will be incorporated into the detailed design of the development	Design Operation
Traffic and Transport		
TF-1	Ensure construction activities do not impede traffic flow along adjacent roads.	Construction
TF-2	Minimise use of local streets for truck access to and from the site.	Construction
TF-3	Trucks to enter and exit the site in a forward manner with the aid of a turntable	Construction Operation
TF-4	Pedestrians near the ingress/egress points will not be held unnecessarily	Construction Operation
TF-5	Manage and control pedestrian movements adjacent to the site through site personnel where necessary.	Construction
TF-6	Install pedestrian warning signs and construction safety devices.	Construction
TF-7	At construction vehicle access/egress points, priority will be given to trucks entering the site over those exiting, to prevent disruption to surrounding traffic (unless exceptional circumstances apply).	Construction

TF-8	Prevent trucks from circulating in the road network while waiting to access the site (unless exceptional circumstances apply).	Construction
TF-9	Restrict construction vehicle movements to designated routes that avoid local roads.	Construction
TF-10	Ensure all truck drivers are briefed on designated access routes to and from the site.	Construction
TF-11	Where possible, provide construction access via signalised intersections.	Construction
Heritage		
H-1	- If any relics are uncovered during works, all activity in the affected area must cease immediately. - Works may only recommence once the find has been inspected and assessed by a suitably qualified heritage consultant, and any recommendations have been addressed.	Prior to Construction Construction
Wind		
W-1	On the Level 1 communal open space area retain full-height screens (to level 2 floor height) on both sides of the courtyard located on the northern aspect of the development.	Design
W-2	On the Level 1 communal open space area incorporate 3-5m high evergreen, dense-foliage trees along both the northern and southern aspects of the communal pool area.	Design
W-3	Install full-height screens on the southern aspect of the south-western corner balconies, levels 8-26, Building A.	Design
W-4	Ensure standard-height impermeable balustrades are provided on the south-eastern corner balconies of Building A.	Design
W-5	On the Building A communal roof area provide planter boxes with dense hedge planting (1.5-1.8m high) along the western aspect of the building.	Design
Groundwater		
GWT-1	Further investigations will be undertaken to design an appropriate water treatment system to facilitate the disposal of groundwater during temporary construction dewatering, should off-site disposal of groundwater to stormwater be required.	Prior to Construction

GWT-2	The extracted groundwater be held in a settlement tank or lined sump pit so that the turbidity and pH can be measured.	Prior to Construction
GWT-3	It is recommended the use of a 'WETSEP' system or equivalent to hold and treat water prior to discharge could be considered to achieve the water quality standards imposed by the authority (e.g. Council) permitting the discharge of groundwater.	Prior to Construction
Geotechnical		
G-1	- A site-specific geotechnical investigation will be undertaken and involve: - At least three (3) cored boreholes within the site, drilled to at least 3m below BEL including at least one (1) borehole extended to the depth requirements in accordance with DPIE - At least three (3) groundwater monitoring wells installed within the site to monitor the groundwater levels and for completion of permeability (pump out) tests for seepage analysis - Subsequent long-term groundwater level monitoring (minimum 3 month period).	Prior to Construction
Contamination		
C-1	Following pavement demolition and removal of associated wastes (including vegetation), the exposed surface must be inspected by a suitably qualified environmental consultant. This inspection is to coincide with asbestos clearance reporting.	Prior to Construction
C-2	All soil materials designated for off-site disposal, including any Virgin Excavated Natural Material (VENM), must be pre-classified in accordance with the EPA (2014) <i>Waste Classification Guidelines</i>.	Prior to Construction
C-3	Once classified, all waste materials must be transported to EPA-licensed waste facilities by the appointed waste contractors. All tipping dockets issued by the receiving landfill facilities must be retained as evidence of lawful disposal.	Prior to Construction
C-4	Any material imported to the site must be validated as suitable for the intended land use, in accordance with EPA guidelines. Imported fill and landscaping material must be certified as meeting the VENM classification prior to importation.	Prior to Construction