

Appendix E - Consolidated Mitigation Measures

Main Works – SSD-85238209

Ref No.	Mitigation Measures
Construction	
Early works	
EW-1	Early works proposed to be undertaken under SSD-86460458 to be carried out prior to construction beginning on this Main Works application under SSD-85238209.
Aboriginal Cultural Heritage	
AC-1	Ongoing consultation should continue for the life of the Project. All Registered Aboriginal Parties (RAPs) should continue to be consulted in accordance with the guidelines.
AC-2	In the unlikely event that suspected human remains are encountered during construction, all work in the area that may cause further impact, must cease immediately and: • The location, including a 20 m curtilage, should be secured using barrier fencing (or similar) to avoid further harm • The NSW Police must be contacted immediately; and • No further action is to be undertaken until the NSW Police provide approval via provision of a case number. If the skeletal remains are identified as Aboriginal, Origin or their agent must contact the Heritage NSW's Enviroline on 131 555; and representatives of the RAPs.
AC-3	In the event that unexpected finds in the form of Aboriginal archaeological and cultural material are encountered, all work in the area that may cause further impact, must cease immediately and the location, including a 20 m curtilage, should be secured using barrier fencing (or similar) to avoid further harm. Origin or their agent must contact: • The Heritage NSW's Enviroline on 131 555 • representatives of the RAPs, and • a suitable archaeologist should be contacted in order to evaluate and record the find. • Works shall not recommence until the advice from a suitably qualified and experienced Aboriginal archaeologist are met in consultation with the RAPs. and approval has been received from the relevant authorities.
Noise and Vibration	
NV-1	Operate during approved hours

NV-2	Undertake regular noise monitoring to determine the impact of operating plant on sensitive receivers
NV-3	Appropriate training of onsite staff
NV-4	Undertake community consultation and respond to complaints in accordance with established project procedures
NV-5	Turning off machinery when not in use
NV-6	Respite periods for pile drivers and rock breakers (if applicable)
NV-7	Conducting regular maintenance of plant to ensure that they are operating as efficiently and quietly as practicable
NV-8	Utilization of portable temporary screens
NV-9	Screen or enclosure for stationary equipment
NV-10	Maximising the offset distance between noisy plant items and sensitive receivers
NV-11	Avoiding using noisy plant simultaneously and / or close together, adjacent to sensitive receivers
NV-12	Orienting equipment away from sensitive receivers
NV-13	Carrying out loading and unloading away from sensitive receivers
NV-14	Using dampened tips on rock breakers
NV-15	Using noise source controls, such as the use of residential class mufflers, to reduce noise from all plant and equipment including bulldozers, cranes, graders, excavators and trucks
NV-16	Selecting site access points and roads as far as reasonably practicable away from sensitive receivers
NV-17	Using spotters, closed circuit television monitors, "smart" reversing alarms, or "squawker" type reversing alarms in place of traditional reversing alarms
NV-18	Employ non-noise-generating structures such as site offices, storage sheds, stockpiles and tanks as noise barriers
Arboriculture	
AR-1	The tree protection plan (Section 5 of the Arboriculture Impact Assessment) must be implemented
AR-2	Tree protection fencing is required around the TPZs (where viable) of Trees 11, 12, 13, 15, 37, 38, 39, 40, 42, 50, 84, 85, 87, 88, 89, 90, 91 and 93.
AR-3	Trunk protection is required around Trees 4-8 and 10 as it will not be viable to install tree protection fencing.
AR-4	All trees to be retained must be protected in accordance with AS 4970-2025, details of which are included in Appendix D of the Arboriculture Impact Assessment.
AR-5	No over-excavation, shall be undertaken beyond the footprint of any structure unless approved by the Project Arborist.

Groundwater	
GR-1	Groundwater inflow control measures may include: • Perimeter drainage to capture and divert groundwater; • Inflow reduction measures such as grouting.
GR-2	Groundwater level and inflow monitoring should be undertaken during construction to: • Validate inflow predictions and performance of control measures; • Ensure drawdown remains within acceptable limits to prevent environmental or structural impacts; and • Implement trigger contingency responses if unexpected inflow or impacts occur.
GR-3	Potential treatment options for managing groundwater quality prior to discharge may include: • Sediment control: Settling tanks or flocculation to reduce turbidity and suspended solids. • pH adjustment: Dosing with lime or acid to achieve acceptable discharge pH. • Metals removal: Filtration or chemical precipitation, if metal concentrations exceed guidelines following flocculation. • Hydrocarbon removal: Use of oil-water separators and / or activated carbon filters.
	Note: this is a summary of the mitigation measures and further contingencies are provided in the Groundwater Impact Assessment prepared by Douglas Partners.
Transport	
TR-1	• Prepare and implement a Construction Traffic Management Plan, based on the information and recommendations of the Traffic and Transport Assessment
TR-2	• Prepare Traffic Guidance Scheme per TfNSW Traffic Control at Work Sites (2022) and AS1742.3:2019; accredited personnel to implement, check, keep records, and drive through before works; cover/remove signs when not in use; maintain safe work distances and specified sign sizes/retroreflectivity.
Construction Waste Management	
WM-1	• The recommended waste management measures within the Construction Waste Management Plan provided by Elephant's Foot Consulting, will be incorporated into the detailed Construction Management Plan
Operation	
Operational Waste Management	
OWM-1	• The recommended waste management measures within the Operational Waste Management Plan provided by Elephant's Foot Consulting, will be incorporated into the detailed design of the development.
Noise and Vibration	
ONV-1	• Restrict loading dock hours to 7:00am–6:00pm Monday–Saturday; no Sundays/public holidays.
ONV-2	• Driver signage to switch off engines when idling unless required for essential tasks.

ONV-3	Secure speed bumps, drainage grates, joint plates to prevent rattling.
ONV-4	Prepare a Plan of Management covering: hours of access, group size limits, activity restrictions (e.g., lap-swimming only in certain hours), rules on amplified music, courtesy signage, complaints process and any other site-specific controls.
ONV-5	If potential to cause disturbance, prepare a standalone acoustic assessment for the retail tenancy fit-out/use.
ONV-6	Swimming pool isolation: structurally isolate the pool shell (walls/floor) from the building using a resilient isolation system to prevent structure-borne noise.
ONV-7	If any indoor communal space is fitted out as a gym, review and provide floor vibration isolation at detailed design.
ONV-8	Prior to construction, alternative ventilation strategies should be investigated for the first 10 levels of apartments to ensure an adequate provision of natural ventilation, consistent with the objectives of the Apartment Design Guide. Any system that is installed should be acoustic designed such that the acoustic performance of the recommended constructions is not reduced by any element penetrating the wall/ceiling/roof.
Traffic and Transport	
OTT-1	Undertake all loading within the site and managed with appropriate traffic management procedures (spotters/traffic controllers) when required.
OTT-2	- Prepare and implement a Green Travel Plan to shift trips from private car to public/active modes and higher vehicle occupancy. Site specific GTP initiatives: - Issue a Travel Access Guide (TAG) with walking/cycling routes, bus/metro options; update as networks change. - Provide public transport information boards/apps on site. - Install/procure car share pods on site or nearby and promote use. - Provide secure resident bicycle parking and visitor racks/rails; regularly promote ride/walk days. - Issue newsletters with updates on sustainable travel options; consider social media travel buddy networks. - Monitor annually via travel surveys; identify effective measures and modify less effective ones. - Appoint a Travel Plan Coordinator (TPC) (e.g., building manager/body corporate) to implement and oversee the GTP.