

Appendix C

Mitigation Measures Table

No. 142-150 Narrow Neck Road, Katoomba

SEARs Item	Detail	Document Reference
<p>Noise and Vibration</p>	<p>Noise and vibration mitigation measures include:</p> <p><u>Mechanical Services</u> 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:</p> <ul style="list-style-type: none"> • Positioning mechanical plant away from nearby receivers • Acoustic attenuators fitted to duct work • Screening around mechanical plant • Acoustic insulation within duct work • Management of operating speeds (such as quiet mode for condenser units) to reduce overall noise levels <p><u>Construction Noise and Vibration Management</u></p> <ul style="list-style-type: none"> • Construction: <ul style="list-style-type: none"> ○ At least a one-hour respite period should be offered per day during the most intensive periods of noisy activities, and/or restricting particularly noisy works to be outside highly sensitive periods of the day (such as the early morning). • Vibration: <ul style="list-style-type: none"> ○ Vibration monitoring is recommended to be conducted at surrounding sensitive receivers (or at the location of complaint) in accordance with the monitoring program strategy. 	<p>EIS Section 7.10 Appendix AB</p>

	<ul style="list-style-type: none"> ○ Reasonable and feasible measures should be considered to lessen the impact, such as alternative methods or equipment for activities which are causing complaints to achieve the vibration levels required ○ To further diminish the vibration impact, the one-hour respite period shall also apply for vibration mitigation. 	
Water Management	<ul style="list-style-type: none"> ● Reuse of Rainwater system using rainwater tank to supply irrigation of surrounding landscape areas as well as reuse for flushing toilets within the buildings. ● Raingardens as a source treatment to remove pollutants through natural processes. ● Permeable membrane roads to allow rainwater to pass through the surface to assist in reducing floods and recharging groundwater and improving stormwater quality. 	EIS Section 7.11 Appendix X
Ground and Groundwater Conditions	<p>Geotechnical investigations were conducted on site and recommendations have been provided to mitigate and potential geotechnical impacts as discussed below:</p> <ul style="list-style-type: none"> ● Batter Slopes - Temporary or permanent batter slopes may be considered where sufficient space exists between the excavation walls and adjoining infrastructures, and where the adjacent infrastructures are located outside the “zone of influence” (obtained by drawing a line 45° above horizontal from the base of the proposed basement walls and lift shaft) for the use temporary batter slopes. ● Excavation Support System - Where there is insufficient space proposed excavation walls and adjoining infrastructures, or where adjacent infrastructures are located within the “zone of influence”, consideration should be given to a suitable retention system such as a soldier pile wall solution sufficiently embedded into appropriate and competent bedrock underlying the site. Closer spaced piles may be required to reduce lateral movements particularly where adjacent infrastructures, such as buildings or pavements which are located near the excavation, and to prevent collapse of loose/soft fill, natural soils and weathered bedrock. In cases where anchoring is impractical, other temporary support for the adopted shoring system should be considered. ● Excavation Support Design Parameters – Based on the site condition, various parameters are recommended in the accompanying Preliminary Geotechnical Assessment to be used for the design of temporary and permanent retaining walls at the subject site. ● Excavation Conditions and Bulk Earthworks - It is anticipated that excavation will predominately be within the natural clay soils and rock (units 2, 2A and 3). It is anticipated that finished subgrade level will be in Unit 3 (weathered sandstone). Vibrations transmitted 	EIS Section 7.9 Appendix L

	<p>by the use of rock hammers are unacceptable and not recommended. To minimise vibration transmission to any adjoining infrastructures, and to ensure vibration limits remain within acceptable limits, rock saw cutting using a conventional excavator with a mounted rock saw (or similar) should be carried out as part of excavation prior to any rock breaking commencing. Any hammering that may need to be carried out should be done horizontally along pre-cut rock boulders or blocks provided by rock saw cutting, and should remain within limits acceptable. This should be monitored at all times during excavation.</p> <ul style="list-style-type: none"> • Groundwater Control - Groundwater monitoring will need to be undertaken to determine accurate inflow rates that may be encountered into the excavation to determine if a suitable tanking system will need to be designed. The construction of the proposed development should be planned to manage seepage and surface runoff in the event of inclement weather during excavations and earthworks periods. Groundwater dewatering would be required during the construction to create a dry and safe platform to proceed with the excavation. • Footings – Recommendations pertaining to footings are outlined in Part 5 of the Preliminary Geotechnical Assessment, and relate to footing design, filling, subgrade preparation, ground anchors, geotechnical and hydrogeological monitoring program, and inspection pits and underpinning. 	
Traffic	Undertake a preliminary construction traffic management plan, prior to the issue of Construction Certificate.	EIS Section 7.6 Appendix AI
Contamination	Undertake further investigation once the site has been fully cleared. This will allow for a more targeted walkover of the parts of the site that were inaccessible during this current investigation including the infilled dam, area of buried irrigation pipes and area of discarded building waste.	EIS Section 7.12 Appendix AE
Trees	<p>Tree Protection Measures</p> <ul style="list-style-type: none"> • Prior Commencement of Works: <ul style="list-style-type: none"> ○ All trees identified for retention with protection are to be clearly identified by signage as protected trees and the appropriate tree protection fencing installed. ○ Where the Tree Protection Zone of trees identified for protection are to be protected by fencing during the entire construction period except for specific areas directly required to achieve construction works. 	EIS Section 7.7 Appendix K

	<ul style="list-style-type: none"> ○ The tree protection fence shall be constructed of ATF fence panels and connected securely to a minimum height of 1.8 metres and shall be installed prior to work commencing. ○ All trees not nominated for retention are to be removed prior to any construction activity or bulk earthworks. ● During Construction: <ul style="list-style-type: none"> ○ Any excavation within the tree protection zones of trees identified for protection shall be carried under the supervision of the project arborist to minimise disturbance to tree roots. Roots greater than 30mm are not to be damaged or severed without prior assessment by an arborist ○ Any pruning necessary for clearance or canopy lifting shall comply with AS 4373-2007 Pruning of Amenity Trees and be performed by a qualified arborist. ○ Temporary load-bearing pads or geotextile mats shall be used wherever vehicle movement across TPZs is unavoidable. ○ Arborist monitoring after site establishment, during trenching or footing excavation within 2m of any retained tree and at completion of all major structural works. ● Post Construction: <ul style="list-style-type: none"> ○ Upon removal of protection fencing, all compacted surfaces within TPZs shall be lightly aerated with a soil auger and mulched to a depth of 75–100 mm using clean, aged woodchip. ○ Retained trees shall be watered as required during dry periods for at least six months post-construction to assist recovery. ○ A final inspection is to be conducted by the project arborist following completion of works to confirm compliance with AS 4970-2025 and verify retained tree condition. ○ A post-construction certification statement will be issued by the project arborist. <p>All proposed tree protection fencing upon completion of installation will be inspected by the Project Arborist (AQF Level 5) and certify that all measures have been correctly implemented.</p>	
<p>Biodiversity</p>	<p>Mitigation measures are outlined within Table 10 within the Biodiversity Development Assessment Report. The impacts and mitigation measures that were explored included:</p>	<p>EIS Section 7.13 Appendix T</p>

	<p><u>Clearing of Native Vegetation</u></p> <ul style="list-style-type: none"> Clearly identify the boundaries of the project footprint to prevent unnecessary clearing. Stockpiling must not occur within or in close proximity (5m) to, areas of native vegetation identified to be retained. Appropriate signage such as 'environmental protection area' installed around the boundaries of the study area. <p><u>Removal of hollow bearing trees/habitat trees resulting in fauna injury and mortality</u></p> <ul style="list-style-type: none"> Pre-clearance surveys to be undertaken 24 hours prior to clearing. Staged habitat removal process Wildlife carer and/or ecologist to inspect trees before and after felling. Capture and relocate non-injured fauna that are found in any felled trees to pre-determined habitat identified for fauna release, undertaken by a licensed ecologist or wildlife carer. <p><u>Impacts to surface and groundwater quality and quantity due to sediment runoff and/or contaminant runoff into adjacent watercourses</u></p> <ul style="list-style-type: none"> Source controls such as sediment fences, mulching and jute matting utilised where appropriate. Site based vehicles to carry spill kits Erosion and sediment control required for the development prior to the commencement of construction. Limit use of pesticides in project footprint to avoid contamination of nearby watercourses/wetland areas. 	
Flood	Due to the subject sites elevated position and steep natural topography, stormwater runoff drains rapidly away from the site toward lower surrounding areas, resulting in no risk of overland or mainstream flooding. In addition, the new development is expected to have a stormwater system designed by a suitably qualified civil engineer to cater the flows up to and including the 1% AEP.	EIS Section 7.11 Appendix W
Bushfire	<p>The subject site is not identified as being bush fire prone land on either the NSW Government ePlanning portal or the NSW Rural Fire Service online tool.</p> <p>In accordance with the Guidance Document Application of section 100B of the Rural Fires Act 1997 (Bush Fire Safety Authority) issued by the NSW Rural Fire Service on 23 July 2025 s100B of the</p>	Appendix R

	Rural Fires Act is not applicable as the proposed works is not on Bushfire Prone Land. However, in accordance with the SEARs request and DPFI feedback, engagement has been undertaken with RFS given the bushfire prone land in the vicinity of the subject site. Pre-DA advice received from the RFS has raised no objections or requested additional technical amendments or documentation from the proponent and has noted that the consent authority may rely on the information provided in the Bushfire memorandum. Ongoing consultation with RFS and FRNSW will occur as the application progresses, with a Bushfire memorandum providing evaluation of evacuation routes and the like.	
Aboriginal Cultural Heritage	<p>There are no AHIMS registered sites within the study area. A visual inspection and desktop research identified that there are no landforms present within the study area that are likely to be associated with Aboriginal objects. There is historical evidence of extensive surface modification within the study area, associated with the construction of the former Katoomba golf course.</p> <p>If Aboriginal objects are discovered during the proposed works, works must stop immediately, and an assessment must be undertaken in accordance with Part 6 of the National Parks and Wildlife Act 1974. If the activity cannot avoid harm to Aboriginal objects, works cannot proceed until an SSD consent has been issued.</p>	EIS Section 2.2 Appendix G
Heritage	<ul style="list-style-type: none"> • Consultation of the appropriate statutory bodies identified that there are no heritage items listed within the 150m buffer around the study area. • The desktop study, considering historical aerial photographs, historic records, and maps, found no evidence of any potential archaeological remains within the study area • In accordance with Condition 22 of SSD-86456706, further heritage assessments and archaeological investigations are not required, as the study area has been assessed as having no potential to contain significant archaeological works or 'relics'. 	EIS Section 7.8
Waste Management	<p><u>Construction Phase:</u></p> <ul style="list-style-type: none"> • All staff employed during the construction stage of the development must undertake site specific induction training regarding the procedures for waste management. • Materials requirements are to be accurately calculated to minimise waste from over ordering. • Material Safety Data Sheets (MSDS) are to accompany all materials delivered to site, where required, to ensure that safe handling and storage procedures are implemented. • Use of naturally ventilating buildings to reduce ductwork. • Use of building materials, fittings and furnishings with consideration to their longevity, adaptation, disassembly, reuse and recycling potential. 	EIS Section 7.14 Appendix AN and AO

	<ul style="list-style-type: none"> • All solid waste timber, brick, concrete, rock, plasterboard and other materials that cannot be reused or recycled will be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner. • All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements. <p><u>Operational:</u></p> <ul style="list-style-type: none"> • <u>Residential</u> <ul style="list-style-type: none"> ○ During operation, it is the responsibility of the building manager to monitor the number of bins required for the residential component of the development. ○ Any requirements for adjusting the capacity of the waste facilities may be achieved by changing the number of bins, the bin sizes or collection frequencies. Building management will be required to negotiate any changes to bins or collections with the collection service provider. ○ Residents will be responsible for walking their own general waste and recycling to the Communal Bin Room and placing their general waste into the general waste bins and recycling into the recycling bins. ○ Prior to collections, the Building Manager/Caretaker will be responsible for transporting the bins from the Communal Bin Room(s) to the allocated collection point. The Building Manager/Caretaker is also responsible for ensuring that the bins are adequately arranged for an efficient collection. • <u>Restaurant</u> <ul style="list-style-type: none"> ○ All tenancies will be responsible for their own general waste and recycling disposal procedures within their own vicinity. ○ A private waste contractor will be engaged to service the retail general waste and recycling bins as per an agreed collection schedule. This report assumes that general waste is collected weekly and recycling is collected weekly ○ Liquid waste will be drained to a grease trap, in accordance with legislation and the requirements of State government authorities and agencies. 	
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	<ul style="list-style-type: none">○ The building manager is responsible for making arrangements for the disposal and recycling of problem waste streams with an appropriate contractor. Retail and commercial tenants must liaise with the building manager when disposing of problem waste streams.	
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