

Mitigation Measures

SEARS	Potential Impact	Stage of Project	Mitigation Measure
Traffic and Transport	Impacts on road network from construction activity	C & O	<ul style="list-style-type: none"> Should more than one construction vehicle arrives to the site simultaneously, there are limited opportunities for truck parking in the vicinity of the site. When necessary, trucks shall be instructed to park and wait at a service station (or similar truck parking facility) until the loading area is available at the construction site. Where possible, a gantry should be installed to maintain pedestrian access on the site frontages including Atchison Street, Mitchell Street and Atchison Lane.
Trees and Landscaping	Impacts on existing trees during construction	C	<p><i>Prior to Construction</i></p> <ul style="list-style-type: none"> Appointment of a Project Arborist: An Arborist with an AQF Level 5 qualification in Arboriculture and experience in tree protection within construction sites should be engaged prior to the commencement of work on the site. The Project Arborist should be present at the following times: <ul style="list-style-type: none"> Project Commencement to meet with the Site Foreman and discuss tree protection requirements. Following installation of trunk protection (battening). During canopy pruning. At any time that trenching is required for new underground services. At project completion to verify tree protection and retention. Trunk Protection (Trees 1 and 10): Detail of adequate trunk protection is detailed in the AIA. The purpose of trunk protection is to prevent accidental trunk/bark injuries that often occur on construction sites. Tree Removal: Tree removal works must be undertaken by a qualified Arborist (AQF Level 2 minimum) and be undertaken in accordance with the WorkSafe Australia Guide to Managing Risks of Tree Trimming & Removal Work. <p><i>During Construction/Landscaping</i></p> <ul style="list-style-type: none"> The following should be prohibited within the Tree Protection Zones: <ul style="list-style-type: none"> Stripping of topsoil or organic surface material. Stockpiling of spoil or fill Storage of building material, vehicles and machinery. Disposal of solid, liquid or chemical waste. Any excavation, fill or other construction activity other than that discussed in this report. <p><i>Post Construction Tree Care</i></p> <ul style="list-style-type: none"> At the completion of the project, the retained trees should be inspected by the Project Arborist. Depending on the health and vitality of retained trees, the Project Arborist may prescribe some remedial tree care. This may include installation of temporary or permanent irrigation, application of soil conditioners, compost application and installation of mulch.
Noise and Vibration	Construction noise impacts	C	<ul style="list-style-type: none"> The proponent should inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details. The proponent should apply all feasible and reasonable work practices to meet the noise affected level. Scheduling of high-noise works outside sensitive periods and offering respite periods where practical
	Construction vibration impacts	C	<ul style="list-style-type: none"> It is recommended that the indicative safe distances listed in Table 23 of the report should be maintained. These indicative safe distances should be validated at the start of construction works by undertaking measurements of vibration levels generated by construction and demolition equipment to be used on site if required to be used within the distances detailed in the table.

SEARS	Potential Impact	Stage of Project	Mitigation Measure
	Operation noise and vibration impacts	O	<p><i>Building Materials</i></p> <ul style="list-style-type: none"> • Specification of upgraded glazing (minimum Rw 35) and acoustic seals for windows on the residential levels. • Any light-weight external plasterboard walls should be constructed with a minimum acoustic performance of Rw 45. • An alternative source of outside air is required to be provided to all residential dwellings within the building, including all levels and façade orientations • A detailed review of the glazing assessment, roof and facade should be conducted during the design phase of the project. <p><i>Mechanical Plant Noise:</i></p> <ul style="list-style-type: none"> • All future plant and equipment are to be acoustically treated to ensure the noise levels at all surrounding receivers and internal receivers comply with noise emission and intrusion criteria detailed within this report. <p><i>Communal Area:</i></p> <ul style="list-style-type: none"> • External common areas are only to be used during the daytime and evening time which are as follows: <ul style="list-style-type: none"> – For Monday to Saturday, Daytime 7:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm. – On Sundays and Public Holidays, Daytime 8:00 am – 6:00 pm; Evening 6:00 pm – 10:00 pm • Use of the common area is permitted for communal activities. The area is not to be used for high noise generating activities such as large gatherings, playing of loud music or parties. • Amplified music is not permitted in the communal area at any-time. • Signs must be installed within the area outlining the recommendations above.
Water Management	Stormwater management impacts	C & O	<ul style="list-style-type: none"> • A Maintenance Plan will ensure all stormwater infrastructure is regularly inspected and maintained in accordance with North Sydney Council requirements, including quarterly inspections and post-rain event checks. Proprietary filtration units (GPT and StormFilter) will be serviced in line with manufacturer specifications, with StormFilter cartridges generally replaced biennially as required. • All erosion and sediment control measures will be implemented in accordance with <i>Managing Urban Stormwater. Soils and Construction – Volume 1 (Landcom, 4th ed., 2004)</i> and will be adapted to suit construction staging. Controls such as silt fences, sediment basins, diversion drains, and inlet protection will ensure stormwater runoff is appropriately managed and treated prior to discharge to the existing system.
Contamination	Management of potential contamination	C	<ul style="list-style-type: none"> • The preparation and implementation of an asbestos removal plan including the requirements for delineation, segregation and validation of the removal of asbestos contaminated soils. • Final waste classification of the fill and underlying natural soils after the completion of demolition. • A supplementary round of groundwater testing to confirm the requirements for dewatering during basement construction. • Preparation and implementation of an unexpected finds protocol.
Groundwater and Groundwater Management	Management of groundwater impacts	C	<ul style="list-style-type: none"> • Dilapidation surveys should be carried out on adjacent buildings, existing buildings, pavements and infrastructure that may be affected by the excavation works. The dilapidation surveys should be undertaken before the commencement of any excavation or demolition work to document any existing defects so that claims for damage due to construction related activities can be accurately assessed. • As the magnitude of vibration transmission is site specific, it is recommended that a vibration trial be carried out at the commencement of rock excavation. These trials may indicate that different types of excavation equipment are required to reduce vibration to acceptable levels. • All excavated materials to be removed from site will need to be disposed of in accordance with the provisions of the current legislation and guidelines including the Waste Classification Guidelines (NSW EPA, 2014).

SEARS	Potential Impact	Stage of Project	Mitigation Measure
			<ul style="list-style-type: none"> It is recommended that the structure is not designed to rely on any passive resistance from the excavated rock faces surrounding the site as there is the potential for the removal of this rock by future neighbouring developments. Follow the recommendations of the management strategy for a drained basement as set out in the Groundwater Impact Assessment Report.
Waste Management	Waste impacts associated with demolition and construction	C	<ul style="list-style-type: none"> All materials and waste types to be stored and separated where possible. All generated waste(s) to be processed off site at a licensed facility that is approved to accept the material specified for further recycling and sorting. All waste storage areas onsite should: <ul style="list-style-type: none"> Be located in accessible areas for on-site movement, transfers and collection; Have an appropriate space allocated for the quantity of waste generated and separation of recyclable materials Have space allowances for required on-site treatment facilities, such as compaction equipment if required. Have an acceptable level of weather protection and be enclosed if necessary; Be secured and lockable; Be well-ventilated and located nearby a sewer for drainage purposes; and Provided clear signage and labelling to ensure appropriate use.
	Operational waste impacts	O	<ul style="list-style-type: none"> A Building Manager will be responsible for the daily operation and oversight of all waste management facilities. Responsibilities include bin transfers, cleaning, inspections, and resident education regarding waste separation and recycling. Signage will be installed to guide appropriate use of waste facilities, and regular maintenance will be carried out to maintain hygiene and safety standards. Commercial waste collections would be coordinated with residential waste collections to reduce truck movements in the local area. Commercial waste collections would occur between 7am to 8pm on Mondays to Fridays and between 8am to 8pm on Saturdays, Sundays and public holidays, to ensure minimal noise impacts to the neighbouring properties.
Social Impact	Potential social impacts as a result of the development	C & O	<ul style="list-style-type: none"> Preparation of an adequate Construction Management Plan, which is updated as the construction progresses and the scale/intensity of potential negative social impacts increase and/or decrease. Clearly communicate any changes to traffic and/or pedestrian access. A safe, barrier free alternative access should be provided that prioritises the safety and access of people in and around the sites. These alternative pathways should have clear signage and be safe for all people to navigate. Universal Design and CPTED principles should be applied to ensure all private and publicly accessible areas within the buildings are inclusive and physically accessible. Where appropriate, clear signage should delineate public and private spaces, with adequate lighting to ensure residents can enter and exit safely. Ongoing engagement with surrounding residents and businesses should take place both before and during construction. Engagement could include providing a dedicated email or phone contact for information, complaints, or inquiries, as well as notices informing residents and businesses about construction timelines, expectations, and compliance with standards.
Historical Archaeology	Impacts on environmental heritage	C	<ul style="list-style-type: none"> Unexpected Archaeological Finds Procedure: In the unlikely event that any potential archaeological resources are uncovered during any site works, the following must be undertaken:

SEARS	Potential Impact	Stage of Project	Mitigation Measure
Aboriginal Heritage	Impacts on Aboriginal cultural heritage	C	<ul style="list-style-type: none"> - All works within the vicinity of the find must immediately stop. The find location and minimum 2m buffer should be cordoned off with signage identifying the area as a 'no-go zone' to prevent accidental impact. The find must not be moved 'out of the way' without assessment. - The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. - The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Heritage NSW should be notified of the find through a Section 146 notification. Such management may require further consultation with the approval authority, preparation of a research design and archaeological investigation/salvage methodology. - Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. - Reporting may need to be prepared regarding the find and approved management strategies. - Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. ▪ Human Remains Procedure: In the unlikely event that clearly identifiable human remains are uncovered during the proposed works, the following steps must be followed: <ul style="list-style-type: none"> - All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds. - The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). - The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. - Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives. - Works are not to recommence until the find has been appropriately managed. <hr/> <ul style="list-style-type: none"> ▪ Submission of Report: A copy of this report should be submitted with the EIS in support of SSD-87486461. ▪ Aboriginal Cultural Heritage Assessment Not Required: In accordance with the due diligence process described in the Due Diligence Code and SEARs Item 21 for SSD-80211463, no further archaeological investigation is required for the subject area, subject to the following archaeological chance finds and human remains procedures being implemented and followed. ▪ Unexpected Archaeological Finds Procedure: Should any archaeological deposits be uncovered during any site works, the following steps must be followed: <ul style="list-style-type: none"> - All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds. The find must not be moved 'out of the way' without assessment. - The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. - The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System (AHIMS). - Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. - Reporting may need to be prepared regarding the find and approved management strategies. - Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. ▪ Human Remains Procedure: In the unlikely event that clearly identifiable human remains are uncovered during the proposed works, the following steps must be followed:

SEARS	Potential Impact	Stage of Project	Mitigation Measure
Aviation	Impacts on aviation operations	C & O	<ul style="list-style-type: none"> <li data-bbox="1344 233 2822 289">– All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impact to the finds. <li data-bbox="1344 310 2689 338">– The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). <li data-bbox="1344 359 2733 386">– The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. <li data-bbox="1344 407 2668 434">– Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives. <li data-bbox="1344 455 2279 483">– Works are not to recommence until the find has been appropriately managed. <hr/> <ul style="list-style-type: none"> <li data-bbox="1299 527 2763 554">▪ Ensure that the proposed development construction tower crane(s) is/are fitted with HLS-specific aviation obstacle lighting. <li data-bbox="1299 575 2822 638">▪ If operating at night or in low visibility, ensure that the proposed development construction mobile crane(s) is/are fitted with HLS-specific aviation obstacle lighting.