

Appendix S – Consolidated Mitigation Measures

SSD-91539707 – Mixed Use Development, Gordon Street, Coffs Harbour

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	Project Stage
Stormwater Management and Water Sensitive Urban Design		
SW-1	Any encountered groundwater within the basement will be treated and disposed of through the OSD system, ensuring that the quality and quantity are not affected during both the construction and operational phases.	Construction / Operation
SW-2	The proposal incorporates stormwater treatment measures and water filtration measures that are consistent with the NorBE Guidelines and Coffs Harbour City Council's water quality parameters.	Design / Operation
SW-3	A survey of the exact locations, depths, sizes, and invert levels of existing assets will be required. A survey of the exact locations, depths, sizes, and invert levels of existing assets will be required.	Design
SW-4	The development includes a 9.0 m² filtration chamber, integrated with the OSD system. The treatment train includes 5 x 690 (Tall) Nsorb Storm filter (SQIDEP) within the 9 m² chamber and 1 x Oceanguard.	Design / Operation
SW-5	An on-site detention (OSD) System is proposed to limit the flows to pre-existing levels (undeveloped conditions) and capture up to and including 1% AEP Storm events. The permissible site discharge from the site is limited to the Pre-Development Discharge rate for a full range of events, including up to 1% AEP.	Design / Operation
SW-6	To ensure robustness of the proposed system, the OSD system is provided with two orifices to cater for a major flow of 1% AEP, and a minor flow of 10% AEP.	Design / Operation
Social Engagement		
EN-1	Provide updates at key milestones, to keep residents and stakeholders informed of project progress	Design / Operation

EN-2	Maintain clear, accessible two-way communication channels for the community and stakeholders to direct any enquiries to during the planning process and beyond	Design / Operation
EN-3	Ahead of construction commencement, prepare protocols to guide timely and transparent updates during the construction process.	Design / Construction / Operation
Arboriculture		
AR-1	The proposal must consider all tree protection requirements detailed within the Arboricultural Impact Assessment at Appendix CC.	Design / Construction / Operation
Landscape		
LS-1	All existing vegetation within the public domain to be removed to facilitate kerb, level, and accessibility upgrades.	Design
LS-2	Replacement of three existing native street trees with large canopy native species, providing canopy uplift, ecological benefit, and alignment with the Council's Public Domain Masterplan.	Design
LS-3	Replacement planting to achieve a higher canopy ratio using native and locally endemic species.	Design
LS-4	Street trees and understorey to exceed Council's minimum requirements for canopy size, species diversity, and soil volume.	Design
LS-5	Selection of species resilient to urban and coastal conditions, enhancing long term biodiversity and climate resilience.	Design
LS-6	Integration of bush-tucker and culturally significant species consistent with the Connecting with Country Framework.	Design
LS-7	Construction phase: implement soil protection and establishment measures as documented in the landscape specification.	Construction
LS-8	Post-construction: undertake 12-month maintenance and monitoring to ensure establishment and canopy growth success.	Operation
Stormwater		
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Noise and Vibration		
NV-1	The proposal must consider all mitigation measures detailed in the Noise and Vibration Impact Assessment at Appendix FF	Design / Construction / Operation
Acid Sulfate Soil Management		
AS-1	Where possible, modify project designs to minimize disturbance of ASS.	Design
AS-2	Ensure adequate planning for reserved treatment areas (See Section 6.2 of Appendix G).	Design
AS-3	Ensure all contractor personnel are aware of their Roles and Responsibilities (See Section 4 of Appendix G).	Design
AS-4	Ensure all site personnel are aware of their Roles and Responsibilities (See Section 4 of Appendix G).	Operation
AS-5	Ensure all site personnel are informed of the Possible ASS Indicators (See Section 3 of Appendix G).	Operation
AS-6	Ensure relevant personnel are informed of the site-specific process of ASS treatment, validation and disposal.	Operation

AS-7	Ensure all personnel are aware of potential unexpected events and the recommended actions (See Table 3 of Appendix G).	Operation
Aboriginal Heritage		
AH-1	Inspection of ground surface under original church: As noted above, Coffs Harbour and District LALC representative Uncle Ian Brown has requested the opportunity to inspect ground surfaces under the original church immediately following its removal, and before the commencement of earthworks in that area. This request was reiterated in letter correspondence received from Coffs Harbour and District LALC on 30 June 2025. Should any suspected Aboriginal objects be identified during this inspection it is recommended that a suitably qualified archaeologist be engaged to assess the find and provide advice on the required management strategy.	Design
AH-2	- Discovery of human remains: If suspected human remains are discovered and/or harmed in, on or under the land within the Project Area, the following actions must be undertaken: - The remains must not be harmed/further harmed. □ - Immediately cease all works at that particular location. □ - Secure the area so as to avoid further harm to the remains. □ - Notify the NSW Police, Coffs Harbour and District LALC, and the Environment Line (Heritage NSW) on 131 555 as soon as practicable and provide any details of the remains and their location. □ - Do not recommence any work at the particular location unless authorised in writing by Heritage NSW or Department of Climate Change, Energy, the Environment and Water (DCCEEW).	Design / Construction / Operation
AH-3	Unexpected finds: Unexpected Aboriginal objects remain protected by the NPW Act. If any such objects, or potential objects, are uncovered in the course of the activity, work in the vicinity must cease, and Heritage NSW, and Coffs Harbour and District LALC must be contacted for advice.	Design / Construction / Operation
BASIX		
BX-1	- The building's thermal performance is designed to surpass BASIX requirements. - The buildings appliances and services will meet or exceed BASIX water and energy targets.	Design
ESD		
ED-1	Façade Optimisation and Passive Design: The design team prioritises high performance façade with integration of shading for the different space types. This approach aims to enhance thermal comfort and reduce operational energy consumption in conditioned areas. Specific design measures include the recessed floor plate of Level 06 commercial offices, which benefit from shading provided by	Design

	the residential units above. Additionally, all apartment units are equipped with a combination of vertical louvers and balconies that function as horizontal shading devices for the units below, ensuring consistent and effective solar protection.	
ED-2	Design for Daylight and Views: The current design supports the provision of adequate useful daylight across key occupied spaces—including the worship area, office zones, and residential apartments—thereby reducing dependence on artificial lighting and enhancing energy efficiency. Notably, the double-height church space at ground level incorporates a skylight, which significantly improves visual comfort and introduces natural light into the interior, enriching the spatial experience.	Design
ED-3	Active Design (HVAC): The design envisions to achieve high performance HVAC systems which are all electric that enables to lower operational energy consumption. Innovative air distribution strategies including under floor air distribution (UFAD) has been proposed for the worship areas that deliver efficient cooling through stratification. Additionally, electric heat pumps have been proposed to deliver hot water for the entire development.	Design
ED-4	Sustainability Assurance Framework: The adoption of the Green Star sustainability rating framework (or its equivalent) has provided a comprehensive and structured approach to environmentally sustainable design for the development. This framework enables the integration of key sustainability principles across multiple performance areas—such as energy efficiency, indoor environmental quality, water conservation, and material selection—ensuring a holistic roadmap that aligns with best practice benchmarks and supports long-term environmental and operational outcomes.	Design
Flooding		
FL-1	Ground Flood is a combination of retail and multipurpose space at the adopted Flood Planning Level. Only retail and back of house elements only below the FPL to ensure connectivity to public realm	Design
FL-2	Residential Areas and Carparking located on upper floors only to ensure above the PMF Flood Level.	Design
FL-3	Structural resilience up to the max PMF level of 5.9m AHD incorporated into the structural design.	Design
FL-4	Basement Access Protection: The stair leading down to basement services incorporates a minimum height of 4.30 AHD prior to descending to basement	Design
FL-5	- Flood Compatible Materials: - Reinforced Concrete Slab Ground Floor with Flood Resilient Finish - Reinforced Concrete Structural Load Bearing Walls with Flood Resilient Door Frames and Fittings - Services located within the basement are protected by the top of stair level	Design

- Rainwater Reuse Tank and OSD access points clear of Flood Extent

Waste Management		
WM-1	Implement practices that reduce waste generation at the source, such as using fewer materials or opting for less packaging.	Operation
WM-2	Implement recycling programs to recover valuable materials from waste.	Operation
WM-3	Ensure proper management and disposal of all waste streams.	Operation
WM-4	Implement data collection and reporting systems for waste management activities.	Operation
WM-5	Regularly review and update waste management plans to comply with environmental regulations.	Operation