

Appendix 4 – Mitigation Measures

This table identifies the mitigation measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description) as required by the *State Significant Development Guidelines – Preparing and environmental Impact Statement – Appendix B to the State Significant Development Guidelines December 2021*.

Issue	Mitigation Measures
Crime Prevention	The development will implement the recommendations of Section 7.6.2 of the EIS
Reflectivity	The development will implement the recommendations of Section 7.4.8 of the EIS.
Lighting	The detailed lighting design will comply with the following standards: - AS/NZS 1158.3.1 – Pedestrian Area Lighting Performance and Design Requirements - AS/NZS 4282 – Control of the Obtrusive Effects of Outdoor Lighting - BCA Part J6 2019
ESD	The sustainability targets and commitments set out in the BASIX Certificate at Appendix 13 will be implemented.
Social Impact	Select government authorities were engaged during the preparation of the application. There will be more opportunities for the community and relevant government authorities to provide more feedback during the community consultation process. Ongoing meetings with residents of surrounding residents will be offered to build strong relationships, monitor social impacts and respond to any concerns that may emerge during construction and operation.
Water and soil quality Groundwater	The recommendations of the Geotechnical Report prepared by El Australia (Appendix 9). Soil and erosion control measures will be implemented in accordance with the soil and erosion control plan prepared by Telford at Appendix 17.

Issue	Mitigation Measures
Water Sensitive Urban Design/Water Quality	Water quality treatment measures are to be implemented in accordance with the recommendations of the Civil Plans and Civil Report prepared by Telford (Appendices 17 and 18).
Acoustic Design	The acoustic recommendations of the Acoustic Report prepared by Acouras Consultancy at Appendix 12 will be implemented during construction and the ongoing operation of the development.
Noise and Vibration	A Construction Noise and Vibration Plan of Management will be prepared prior to the commencement of works and include the following: • Place as much distance as possible between the excavation work and the surrounding pedestrians/properties. Distance is one of the most effective mitigation measures against vibration. In this instance, the property has 3x street frontages which limits the quantum of residential receivers located immediately adjacent to the proposed works. • Organise high impacting operations so as not to occur in the same time period. • Conduct lower impact methods wherever possible. • Operate excavator hammering in short bursts only, to reduce amplification of vibrations and the rise of noise.
Transport	All recommendations of the Traffic and Parking Report (Appendix 11) prepared by Terraffic are to be implemented.
Servicing and Waste	Operational waste will be managed in accordance with the Waste Management Plan prepared by Elephants Foot (Appendix 15)
BCA/Access	The development is to comply with the relevant provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.