

Appendix B – Updated Mitigation Measures (SSD-79307758)

The following table provides updated recommendations for mitigation measures in response to potential impacts identified in Section 6 of the EIS.

Matter / SEAR	Potential Impact	Stage of Project	Mitigation Measure/s
Crime Prevention / Security	Risk of crime within the Northern Precinct and the surrounding public domain	Operation	<ul style="list-style-type: none"> Installation of CCTV within the site including in all public spaces; at building entries; lift lobbies; within lifts; in the loading dock; communal open space areas; roof access points; and plant room entries External lighting in pedestrian areas to AS1158.3.1:2005 Provide the Dock Manager’s office with maximum glazing Glass balustrades of the Level 4 pedestrian bridge of a sufficient height Installation of electronic access control located at lifts and external entrances Implementation of CPTED measures.
Environmental Amenity	Uncomfortable or unsafe wind conditions within and surrounding the site	Operation	<ul style="list-style-type: none"> Install two 1m high porous screens and a 2m high impermeable screen in the Church Street corridor Implementation of site wide landscaping in accordance with the landscape plans Retain the proposed perimeter shrub planting on the level 3 commercial terrace Increase the balustrade height to 1.4m on the south-western corner balconies of Building 1B

Traffic and Transport	Additional traffic on surrounding road network	Construction and Operation	<ul style="list-style-type: none"> ▪ A detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of works. The detailed CTMP will be implemented during construction works. ▪ A Freight and Servicing Management Plan will be implemented throughout the life of the proposed development ▪ A detailed Green Travel Plan will be prepared prior to the first occupation of the development. The detailed GTP will be implemented throughout the life of the proposed development.
Noise and Vibration	Impacts of noise on residents, visitors and staff	Construction	<ul style="list-style-type: none"> ▪ 2m high solid acoustic barrier (Class A or Class B hoarding) surrounding the perimeter of the site will be installed during construction; ▪ Noise and vibration monitoring to the Waterloo Congregational Church and Metro station box ▪ Other measures to minimise noise and mitigate its impact, including the use of screening, silencers and alternatives to reversing / warning alarms will be considered ▪ Sequencing of works to limit the duration of peak noise generating activities.
		Operation	<ul style="list-style-type: none"> ▪ Acoustic insulation of plant rooms and mechanical enclosures ▪ Acoustic glazing and façade treatments to meet internal noise criteria ▪ Locating plant away from sensitive receivers ▪ Waste collection practices to minimise noise at sensitive times.
Ground and Groundwater Conditions	Impacts on ground and water conditions	Construction	<ul style="list-style-type: none"> ▪ Development is to accord with the identified geotechnical design parameters

	Impacts of ground and water on building		
Flooding	Flood risk to future occupants	Operation	<ul style="list-style-type: none"> A Flood Emergency Response Plan will be prepared prior to occupation to guide evacuation and ensure safe refuge above the PMF level.
Waste Management	Impacts of waste on amenity of residents	Construction	<ul style="list-style-type: none"> A detailed Construction Waste Strategy will be prepared and implemented as part of a Construction Management Plan, prior to the commencement of works on the site, to manage construction waste impacts.
		Operation	<ul style="list-style-type: none"> Facilities management will provide education to future residents regarding correct waste disposal practices and general waste management. Signage will be provided to waste rooms, bins and chutes. Signage will be clearly marked with clear instruction of acceptable and non-acceptable materials. The collection contractor will be responsible for providing regular waste collection reports outlining waste collection details of the site. Facilities management will be responsible for collating key outputs of the waste reports and providing a summary to residents Contamination will be monitored by the collection contractor and monitored.
Heritage	Impact on surrounding heritage items and conservation areas	Operation	<ul style="list-style-type: none"> Implementation of site-wide heritage interpretation strategies.
Water management	Impact on water resources	Construction	<ul style="list-style-type: none"> Sediment and erosion control measures will be implemented during construction works. These measures may include: Installing a temporary site security fence Erecting sediment fencing downstream of disturbed areas and topsoil stockpiles

			<ul style="list-style-type: none"> ▪ Implement dust control measures such as covering stockpiles, installing fence hessian, and watering exposed areas ▪ Placing hay bales or mesh and gravel inlet filters around existing drains and inlet pits ▪ Locating stockpiled material, including topsoil, as far away as possible from natural watercourses or temporary overland flood paths and stabilising all stockpiles and embankment through hydroseeding or hydro mulching. ▪ Detailed erosion and sediment control measures will be confirmed prior to the issue of the relevant Construction Certificate.
		Operation	<ul style="list-style-type: none"> ▪ Installation of an on-site detention (OSD) tank in the Northern Precinct podium.
Utilities	Impact on existing services and utilities	Construction	<ul style="list-style-type: none"> ▪ Disconnection and decommissioning of existing utilities/services within the proposed construction boundaries of the proposed WMQ precinct buildings, to allow for construction. ▪ Proceed with Sydney Water Notice of Requirements (NoR) applications for the Central precinct, and associated conditions of consent for the connection of Potable Water and Sewer. ▪ Proceed with Ausgrid Contestable works approval process for Central Precinct building, and associated submissions and approvals for the connection of high voltage power and construction of the substation. ▪ Proceed with NBN and selected Telecommunications providers applications for communication connections for the Central precinct building. Also address any associated utility authority conditions required for the connection of communications services. ▪ During the detailed design development phase, space-proof the proposed service connections and associated modifications to ensure designs are coordinated and clash free.

Construction Environmental Management	Impact on the local environment and community during construction	Construction	<ul style="list-style-type: none"> ▪ Construction waste will be managed in accordance with a detailed Construction Waste Management Plan ▪ Noise generating activities will only be undertaken during standard construction hours. ▪ Vibration sensitive buildings will be protected as far as reasonably possible during construction works. ▪ Air quality impacts will be minimised or avoided by applying appropriate dust suppression and air quality control measures during construction. The construction site layout and placement of plant will have regard to air quality impacts to nearby receivers, pedestrian, commercial receivers, public and road traffic. ▪ Erosion and sediment control measures will be implemented during construction ▪ A stakeholder management plan will be developed and community members/stakeholders will be engaged to minimise potential for negative impacts on the community during construction ▪ Preparation of a detailed CEMP to be implemented during construction works, with ongoing monitoring and reporting.
Environmentally Sustainable Development	Sustainability impacts associated with the proposal's operation	Operation	<ul style="list-style-type: none"> ▪ Incorporate the ESD measures outlined in the ESD strategy.
Airspace	Proposal intrudes into prescribed airspace	Operation	<ul style="list-style-type: none"> ▪ Buildings must not exceed a maximum height of 116.9m AHD, including all lift overruns, vents, chimneys, aerials, antennas, lightning rods, rooftop garden planting etc.