



Mitigation Measures

The following table provides recommendation for mitigation measures in response to potential impacts identified in **Section 6** of the EIS and the respective consultant reports.

Matter / SEAR	Potential Impact	Stage of Project	Mitigation Measure/s
Heritage	Impacts to the State listed Busby's Bore	Construction	<ul style="list-style-type: none">• Research Design and Excavation Methodology must be prepared prior to any deep excavation or piling to manage potential impacts on Busby's Bore.• Photographic Archival Recording must be undertaken before demolition in accordance with the Heritage NSW Guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture.• Heritage Interpretation Strategy must be prepared by a qualified heritage consultant to identify key interpretive themes, locations and media, to be developed in consultation with the project architect throughout detailed design and construction.
Tree Protection	Impacts to the London Plane Trees on Oxford Street	Construction	<p>Tree protection measures for the retained Oxford Street Plane Trees must be implemented in accordance with AS 4970–2025 and include:</p> <ul style="list-style-type: none">• Installation of temporary chain-wire fencing at 1.8 metres in height to establish Tree Protection Zones (TPZs).• Trunk protection using padded hessian and timber planking to a height of at least 2 metres; and• Supervision and certification by an AQF Level 5 Project Arborist during construction to ensure compliance with approved Tree Protection Plans.

Matter / SEAR	Potential Impact	Stage of Project	Mitigation Measure/s
Archaeology	Impacts on locally significant relics and Busby's Bore	Construction	<ul style="list-style-type: none"> A program of archaeological investigation must occur during demolition and excavation, in accordance with the HARDEM, to manage potential local relics and address the site's proximity to Busby's Bore. Any new information, research or technical data relating to Busby's Bore must be provided promptly to the project archaeologist to ensure it can be incorporated into ongoing constraints analysis and archaeological management. The HARDEM must be endorsed by Heritage NSW prior to the commencement of any works, with the archaeological program to be implemented during removal of foundations or slabs and during all ground-disturbing excavation within Zones 1, 2 and 3.
Aboriginal Archaeology	Impacts on Aboriginal Archaeological artefacts or remains	Demolition and Construction	<p>To ensure compliance with legislation and safeguard Aboriginal heritage values, the following mitigation measures must be implemented:</p> <ul style="list-style-type: none"> Proceed with caution – works may proceed under due diligence provided they remain consistent with current development plans. Aboriginal heritage induction – all site personnel to receive a briefing outlining their responsibilities under the NPW Act 1974. Unexpected Finds Protocol – implement a protocol to manage accidental discovery of Aboriginal objects or human remains. Cease works immediately in the find area. Notify Heritage NSW, La Perouse LALC, and a qualified archaeologist. Assessment and management of the find to proceed in accordance with the Code of Practice <i>for Archaeological Investigation of Aboriginal Objects in NSW</i>. Site inspection during excavation – LALC representatives to be present during excavation to confirm the absence of intact deposits. Post-development update – the Aboriginal Heritage Sensitivity mapping for the site to be amended to "low/nil" following completion of works.
Traffic and Transport	Impacts on the surrounding road network during construction.	Construction	The development is required to implement the mitigation measures during construction as outlined within Section 4.12 of the Transport Impact Assessment (Appendix BB of the original SSDA submission).

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Social Impacts	Various	Both	<ul style="list-style-type: none"> • Explore opportunities to engage with the local community, including LGBTQIA+ groups and stakeholders on matters concerning future retail, cultural and creative space tenancies, public art options, during internal fit-outs. This should include consideration of design and management measures to ensure that publicly accessible spaces and tenancies are aligned with the Oxford Street Pride Charter. • Explore opportunities to implement contractual requirements for the construction contractor to enhance employment benefits and introduce training opportunities. These requirements may include establishing employment and procurement targets with a focus on local employment, diversity and inclusion. • At the Construction Certification stage, consider prioritising the selection of a construction contractor with an inclusive employment strategy that supports the employment of local workers, as well as vulnerable groups, including LGBTQIA+ workers, people with disability, and trainees. • Consider preparing a Retail Tenancy Allocation Strategy for the proposed retail, creative and cultural spaces that prioritises tenant applications for businesses that align with Council’s aspirations for the Oxford Street Cultural and Creative Precinct, as well as needs identified by the local community through community consultation activities. • The selected construction contractor and the proponent are recommended to engage with developers involved in nearby concurrent developments to understand their construction timelines and activities. This collaboration should aim to identify measures to reduce conflicts and reduce the risk of cumulative impacts. Strategies should be incorporated into a future Construction Management Plan (CMP). • Develop and implement a communication and engagement strategy for the construction period as part of the future CMP to ensure effective and ongoing communication with the surrounding community, provide an opportunity for the community to express queries and concerns and enable the proponent or contractor to address any issues. • In partnership with Bridge Housing, continue to explore opportunities to identify ‘target groups’ for the allocation of affordable housing dwellings.

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			<p>This could include St Vincent’s Hospital health care staff, LGBTQIA+ community members, and other diverse groups with a connection the local area.</p> <ul style="list-style-type: none"> In partnership with Bridge Housing, consider identifying opportunities to promote community interaction through the development’s communal spaces to promote social connections and cohesion amongst market and affordable housing residents.
Contamination	Contamination impacts during construction and operation that may affect the health of workers and residents	Demolition, Construction and Operation	<ul style="list-style-type: none"> Implementation of the remediation and validation works for 17 Oxford Street as outlined in the Remediation Action Plan. Preparation of a site validation report describing additional investigations, remediation and waste classification. The site validation report must provide a conclusion regarding suitability of the site for the proposed development. Additional intrusive investigation to close data gaps remaining at the subject site following demolition specifically within previously inaccessible soils at the western portion of 13-15 Oxford Street, eastern portion 17 Oxford Street, the northern portion of 2 Verona Street. An asbestos clearance inspection and certificate must be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following demolition of existing site structures. Waste classification of waste and surplus material imported onto the site. imported soil must be classified as virgin excavated natural material or have a classification certificate indicating that it is suitable for the proposed land use. <p>The project is required to implement the recommendations and mitigation measures outlined within Section 6 of the Hazardous Materials Survey (Appendix V of the original SSDA submission) prepared for the project.</p>
Ground and Water Conditions	Impacts on the building structure during construction as well as impacts to groundwater.	Demolition and Construction	<p>The project is required to consider the recommendations and mitigation measures outlined within Section 4 of the Geotechnical Investigation (Appendix S of the original SSDA submission) and Appendix I of the updated Hydrogeological Assessment.</p>

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Noise and Vibration	Noise impacts from the demolition of existing buildings and construction of the new building.	Demolition and Construction	The development during the construction phase must integrate the mitigation measures outlined within Section 9 of the Noise and Vibration Impact Assessment (Appendix H).
	Noise impacts from surrounding traffic noise on the development.	Operation	The development must integrate the mitigation measures recommended in Section 9 of the Noise and Vibration Impact Assessment (Appendix H).
	Noise generated by the operation of the site and uses.	Operation	<p><u>Mechanical Plant and Equipment</u></p> <ul style="list-style-type: none"> Positioning mechanical plant away from nearby receivers. Acoustic attenuators fitted to duct work. Screening/acoustic louvres around mechanical plant. Acoustic insulation within duct work. <p><u>Loading Dock</u></p> <ul style="list-style-type: none"> Use of the loading dock must be limited between the hours of 7am to 6pm. Vehicles travel at no faster than 10km/h whilst on the premises. All service vehicle engines are to be switched off when parked or when unloading goods. <p><u>Outdoor Communal Areas</u></p> <ul style="list-style-type: none"> Access to all outdoor communal areas must be restricted between 10:00pm and 7:00am to minimise noise impacts on surrounding residences. Signage must be installed in all communal outdoor areas advising residents and visitors to keep noise to a minimum, refrain from shouting and not use amplified music. <p><u>Creative Cultural Spaces</u></p> <p>The following general noise mitigation and management procedures are recommended to be integrated into the overall Operational Management Plan for the creative cultural spaces within the development:</p>

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			<ul style="list-style-type: none"> The creative cultural ground level façade (e.g. glazing) that faces to Oxford Street should provide a minimum acoustic performance of Rw 32 when closed (achievable with standard single-glazed systems, such as 6.38mm laminated glass). The creative cultural ground level façade (e.g. glazing) that faces out to the communal open space (in the direction of Marshall St) should provide a minimum acoustic performance of Rw 37 when closed (achievable with single-glazed systems, such as 12.76mm laminated glass). Windows / doors of the space on the ground floor that provide external access are to stay closed, with the exception for ingress / egress of patrons.
Structural Design	Impacts on the building structure.	Construction	The development must implement the structural design parameters identified in Section 3.3 of the Structural Design Report (Appendix OO of the original SSDA submission).
ESD	Impacts of the development in addressing the environmental impact	Construction and Operation	The development must implement the mitigation measures outlined within Section 5.5 of the ESD report. The development is also required to implement the BSAIX commitments as outlined within Section 6 of the report.
Water Management	Impacts to stormwater quantity and quality.	Operation	<ul style="list-style-type: none"> Install three On-Site Detention (OSD) tank complying with Sydney Water, City of Sydney Council and TfNSW requirements, providing 100.6m³ storage (42m³ minimum required) and achieving the required permissible site discharge (PSD) at all storm events. Construct a pits and pipes drainage network to safely convey stormwater to the OSDs and lawful points of discharge. Implement a stormwater quality treatment system using 5 StormFilter cartridges and 2 filtration baskets installed at some of the grated pits and 1 filtration basket installed in the Stormfilter chamber to remove pollutants prior to discharge in order to achieve the Council required Post-Development Average Annual Load Reduction targets.

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			<ul style="list-style-type: none"> Install a rainwater tank to capture roof runoff, providing reuse for irrigation to contribute to efficient and sustainable water use.
Waste Management	Impacts as a result of ineffective waste management procedures creating excess waste.	Demolition, Construction and Operation	The development must implement the general and site-specific waste management provisions within the Waste Management Plan (Appendix L).
Accessibility	Impacts on the accessibility of the site for customers, staff and residents.	Construction and Operation	The development must implement the design requirements outlined within Section 7 of the Accessibility Report (Appendix P).
Geotechnical	Impacts on structural integrity, neighbouring buildings, groundwater conditions and excavation stability during demolition and construction.	Demolition and Construction	The development must undertake the 'recommended additional work' outlined within Section 5 of the Geotechnical Investigation (Appendix S of the original SSDA submission).