# Appendix B – Updated Mitigation Measures

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

| SEARS | Potential Impact | Stage of Project | Mitigation Measure |
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| Design Quality | Design excellence is not maintained | Detailed design | ▪ The Panel is to remain engaged throughout the assessment process and post approval stages, if required, providing support to the Proponent and the Department to ensure that design excellence is achieved, particularly if any significant design changes are proposed to the scheme post-exhibition of the SSDA.<br>▪ The Panel is to review and provide advice to the Department, as required, on the satisfaction of any relevant conditions of consent as it relates to design, materiality or achieving design excellence (particularly as it relates to any of the Jury's recommendations listed within the Competition Jury Report).<br>▪ Substantial design modifications may require an additional review by the Panel, including modifications that relate to changes in materials and/or the fundamental design elements. |
| Environmental Amenity | Windier conditions at the level 3 communal terrace and pool deck | Operation | ▪ Explore the partial enclosure or vertical screening of the level 3 communal terrace to reduce crossflows through the space. |
| Traffic and Transport | Construction traffic and pedestrian impacts | Construction | ▪ Prepare and implement a Construction Pedestrian Traffic Management Plan (CPTMP) with measures relating to: |

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| | | | ▪ Work hours<br>▪ Worker induction<br>▪ Site access, loading, and works zones<br>▪ Construction worker parking<br>▪ Heavy vehicle access routes and<br>▪ Pedestrian and cyclist access. |
| | Unsustainable travel methods | Operation | ▪ Prepare and implement a Green Travel Plan (GTP) to encourage and promote sustainable means of transport for those living and working at the site. |
| Noise and Vibration | Construction noise and vibration impacts | Construction | Implement measures specified in the Noise and Vibration Management Plan including:<br>▪ Engage a specialist to undertake attended vibration measurements at the commencement of work to verify safe working distances and development additional mitigation measures if deemed necessary.<br>▪ Engage in frequent and proactive communication with surrounding residents and neighbours, including preparation of a Community Consultation Strategy.<br>▪ Use bored piling which is lower in vibration generation.<br>▪ Conduct vibration monitoring at surrounding sensitive receivers and prepare dilapidation reports for surrounding sensitive receivers and buildings which will be in close proximity to heavy machinery. |

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| | | | ▪ Consider other measures to minimise noise and mitigate its impact, including the use of screening, temporary barriers silencers and alternatives to reversing / warning alarms. |
| | Operational noise and vibration impacts | Operation | Implement measures specified in the Noise and Vibration Management Plan, including:<br>▪ Locate mechanical plant to minimise its acoustic impact, as well as provide appropriate screening and insultation for plant.<br>▪ Implementation of acoustic facades on the Macleay Street, McDonald Street and McDonald Lane frontages.<br>▪ Alternative means of ventilation to apartments with balconies facing Macleay Street on levels 1 to 10.<br>▪ Vibration isolation of the loading dock slab to ensure structure-borne noise and vibration is controlled.<br>▪ Operate AC condensers at a manufacturer 'Quiet Mode' during the night period. |
| Groundwater | Impacts of the construction of the development on surrounding ground and groundwater conditions | Construction | ▪ Preparation of detailed dilapidation surveys to provide a record of the existing conditions of surrounding buildings prior to demolition/construction and vibration intensive excavation.<br>▪ Measurement of vibration levels should be undertaken throughout demolition and construction using either an attended or unattended vibration monitoring system. Demolition and construction methodologies are to be adapted as necessary to reduce vibration. |

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| | | | ▪ Groundwater seepage monitoring should be carried out during bulk excavation works and prior to finalising the design of a pump out facility.<br>▪ All excavated material transported off site should be classified.<br>▪ A stability assessment of temporary betters using computer modelling should be undertaken if required.<br>▪ Geotechnical inspections of all new footings by an experienced geotechnical professional should be undertaken before concrete or steel are placed to verify their bearing capacity and the in-situ nature of the founding strata.<br>Potential risks to neighbouring structures associated with ground settlements due to the predicted groundwater drawdown should be assessed by a qualified structural engineer prior to construction |
| Geotechnical | Excavation impacts to structural integrity of neighbouring properties | Construction | ▪ Implement mitigation measures as recommended in the Geotechnical Report including:<br>– Preparation detailed dilapidation surveys<br>– Vibration monitoring<br>– Groundwater seepage monitoring<br>– Classify excavated material to be transported off site<br>– A stability assessment of temporary batters using computer modelling should be undertaken if required.<br>– Geotechnical inspections of all new footings. |

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| Contamination | Management of existing contaminated soils | Construction | ▪ Remediate the site in accordance with the RAP and prepare a Validation Assessment Report post-remediation. |
| Water management | Impacts of the development on stormwater water quantity or quality | Operation | ▪ All stormwater is to be collected and treated on site, before being discharged to the existing street pit and pipe network.<br>▪ The following stormwater quality management measures are proposed:<br>– Stormwater quality tank with two Ocean Guards and five Stormfilter cartridges.<br>– Vegetated swale.<br>– Pit beneath the landscaped area containing two Ocean Guards and one Stormfilter cartridge.<br>– Heel Safe Trench Grate with an Atlan Flowguard. |
| ESD | Adverse ESD impacts from the operation of the proposal | Operation | ▪ Implement ESD mitigation measures as detailed in the ESD report including:<br>– Installation of high-performance glazing, sun shading devices and insulation<br>– High-efficiency HVAC and LED lighting<br>– Rooftop solar PV system<br>– Water-efficient fixtures and fittings<br>– Favour low-embodied-carbon and responsibly sourced materials during construction. |

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| Trees and landscaping | Impacts to high value trees during construction works | Construction | ▪ Implement recommendations as per the Arborist Report including:<br>– Root / tree sensitive design and construction for Trees 2 and 3<br>– Protect all trees in accordance with AS4970-2009<br>– Where possible, locate all underground services outside the TPZ of trees to be retained. All underground services located inside the TPZ of any tree to be retained must be installed via tree sensitive techniques as per AS4970-2009. |
| Aboriginal cultural heritage | Impacts related to unexpected finds. | Construction | ▪ Implement an Archaeological Unexpected Finds Procedure and Human Remains Procedure during construction. |
| Archaeology | Impacts of the demolition and construction of the proposed development on any heritage items below ground level | Construction | ▪ Prepare and implement a Historical Archaeological Research Design and Excavation Methodology (HARDEM) during construction which details a site-specific methodology for development works and nominates an Excavation Director and archaeological team. |
| Social impacts | Temporary social impacts during construction | Construction | Implement mitigation measures specified in the Social Impact Assessment including:<br>▪ Ongoing community engagement throughout construction<br>▪ Prepare and implement a Construction Management Plan to minimise noise, dust, vibration and traffic impacts during construction. |
| | Social impacts during operation | Operation | Implement mitigation measures specified in the Social impact Assessment, including:<br>▪ Prepare an Operational Management Plan for the affordable housing dwellings and their transition to market housing |

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| | | | ▪ Promote community cohesion for future residents through partnerships with local businesses, hosting of events, and resident-led social programs.<br>▪ Deliver affordable housing that is integrated through consistent design and finishes with the wider development.<br>▪ Communicate clear guidance on communal amenity use and engage with the Community Housing Provider to identify practical opportunities for voluntary, resident-led activities that may support social connection over time.<br>▪ Maintain building and public area upkeep, provide clear wayfinding, and ensure visible management presence to encourage positive behaviour.<br>▪ Prepare and implement a local activation plan to foster partnerships with nearby businesses and encourage community use of ground floor spaces.<br>▪ Conduct post-occupancy evaluations within 24 months to assess satisfaction, comfort, health, and wellbeing, using findings to inform future improvements. |
| Public Art | Public art is not effectively integrated into the proposed development | Operation | ▪ Preparation of a detailed public art plan prior to occupation of the development.<br>▪ Following completion of the artwork, prepare a comprehensive maintenance and repair manual to manage the artwork in the future. |