



APPENDIX VV

MITIGATION MEASURES

In accordance with the DPE 'State significant development guidelines: Preparing an Environmental Impact Statement' (December 2021), this appendix provides a table of the proposed mitigation measures (excluding any measures that are part of the physical design and layout of the project and included in the project description). The mitigation measures are informed by the technical assessment prepared by specialist consultants as discussed in Section 6 of the EIS. The table has directly related mitigation measures responding to each impact also based upon the range of technical and specialist consultant reports appended to the EIS.

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment

Item	Stage of Project	Mitigation Measure	Residual Impact
Accessibility	Prior to CC	Ongoing refinement of design during design development.	No impact.
BCA and Fire Engineering	Prior to CC	Resolution of minor departures from the BCA through performance solutions.	No impact.
Reflectivity	Prior to CC	Adoption of a maximum 20% specular reflectance of the glazed surfaces.	No impact.
Historical Archaeology	Construction	In the highly unlikely event that unexpected historical archaeological material was encountered during works, it would be necessary to stop all work in the immediate vicinity of the identified deposits. The NSW Heritage Council would be notified, and a qualified archaeologist would be engaged to assess the significance of the material and recommend whether further investigation is required.	Low Impact.
ACHAR	Prior to CC	If proposed excavated areas are located beyond the defined assessment boundary (Figure 1), further investigations will be required and an addendum ACHA undertaken. An addendum ACHAR will require further consultation with RAPs.	Low impact.
	Construction	Unexpected Finds	Low impact.

Item	Stage of Project	Mitigation Measure	Residual Impact
		<ul style="list-style-type: none"> Aboriginal objects are protected under the NPW Act regardless of whether they are registered on AHIMS or not. If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease, and an archaeologist called in to assess the finds. If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval must then be sought if Aboriginal objects are to be moved or harmed. In the extremely unlikely event that human remains are found, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, the Heritage NSW may also be contacted at this time to assist in determining appropriate management. 	
Arborist Report	Prior to CC	Pre-Construction Tree Protection Measures outlined in Section 8 of the Arborist Report	Low impact.
	Construction	Tree Protection Measures During Construction outlined in Section 10 of the Arborist Report	Low impact.
Green Travel Plan	Occupation	Implementation of Green Travel Plan and regular update.	Low impact.
Loading	Occupation	Loading dock management plan would be implemented to ensure that all deliveries to the site are appropriately managed throughout the day. The loading dock management plan will also include measures that specify that deliveries to the site are to be undertaken only during an allocated time slot and booked in advance with the loading dock manager.	Low impact.
Noise and Vibration	Construction	Preparation and implementation of a detailed Construction Noise and Vibration Management Plan, including a 2.5-metre high sound attenuating barrier should be erected at least along the north-eastern and north-western boundaries and a temporary min. 1.5-metre high noise barriers or acoustic enclosures surrounding the concrete pumps.	Moderate impact.
		Prior to the use of the vibration generating equipment identified in this report, or other equipment not yet identified, attended vibration measurements during their early use should be conducted to determine if there is an exceedance of the vibration limits set out in the CNVMP.	Low impact

Item	Stage of Project	Mitigation Measure	Residual Impact
		<p>Real-time attended vibration measurements for relevant equipment should be carried out by a suitably qualified acoustic and vibration engineer to:</p> <ul style="list-style-type: none"> - Review the implementation of this document, including the mitigation and management measures; - Determine 'Compliance' distances specific to the particular equipment and local geotechnical conditions; 	Low impact
		Long-term vibration monitoring should be undertaken to ensure acceptable levels of vibration are satisfied during the use of the identified vibration intensive equipment as per vibration limits set out in this report.	Low impact
Noise and Vibration	Operation	Compliance testing after all the construction is finished and the building is operational. The aim of the testing procedures is to demonstrate compliance with the acoustic criteria outlined in this report and in the possible acoustic conditions listed by the approving authorities.	Low impact
	Operation	Restriction on hours of access of level 12 terrace between 7am – 10pm	Low impact
	Operation	Restriction on volume of background noise from speakers within the level 12 function space	Low impact
Sydney Metro	Prior to CC	A full 3D finite element analysis to assess the potential impact on the tunnels and interaction between infrastructure and buildings, in order to fully satisfy the requirements of the Sydney Metro Technical Guidelines. This additional analysis will be undertaken in consultation with Sydney Metro concurrently to the assessment process. Notwithstanding this, it is noted Coffey consider a structural solution is available to ensure there is no impact on the Sydney Metro tunnels. Ongoing consultation with Sydney Metro will enable for the detailed resolution and refinement of this structural solution.	Low impact
Services and Utilities	Prior to CC	Ongoing consultation with authorities to confirm adequate servicing is available for the site.	Low impact
Contamination	Prior to CC	Condition 24 of D/2018/892 requires submission and approval of a Section A Site Audit Statement to the City prior to the issue of a Stage 2 Construction Certificate for excavation	Low impact

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		and shoring of the site (excluding work directly related to remediation) and the issue of an Occupation Certificate. This will ensure that the specified data gaps in the DESI are resolved and the necessary measures to remediate the site, as prescribed by the SAS if required, is carried out prior to the bulk excavation of the site and the use of the site as a mixed-use commercial and hotel development (as proposed under this SSDA).	
Flooding	Prior to determination	Adoption of a reduced freeboard for the basement car park entrances.	Low impact
	Occupation	Development of a of a Evacuation Strategy. Preparation of a full Evaluation Evacuation Strategy can be undertaken as a condition of development consent, prior to issuance of an Occupation Certificate, to ensure the safety of guests, tenants and employees.	Low impact
Social Impact	Various	<ul style="list-style-type: none"> ▪ Work with the City of Sydney Council, Destination NSW and the private sector to maximise the site's potential, such as through conferences, activation events and other initiatives (During operation) ▪ Develop and implement a Community and Engagement Strategy with local stakeholders to minimise construction impacts (Prior to commencement of construction) ▪ Develop and implement a Construction Traffic Management Plan to minimise local vehicle and pedestrian traffic impacts, in coordination with the City of Sydney Council, Transport for NSW and nearby developments (e.g. the Sydney Metro Hunter Street station and over station development) (Prior to commencement of construction) ▪ Implement the Construction Noise and Vibration Management Plan to effectively manage construction externalities on surrounding buildings, businesses and foot traffic (During construction) ▪ Continue engagement with Jemena to finalise the gas connection arrangements and minimise any impacts on existing utility capacity (Prior to commencement of construction) ▪ Undertake detailed construction programming and receive Ausgrid approvals to ensure appropriate removal of the existing Ausgrid substation within the boundary of the site (Prior to commencement of construction) ▪ Undertake the specified management practices for any unexpected Aboriginal and non-Aboriginal heritage findings (During construction) 	Low impact

Item	Stage of Project	Mitigation Measure	Residual Impact
		<ul style="list-style-type: none"> ▪ Prioritise jobs from the local community and support training programs to maximise employment opportunities and economic gains from the development (Prior to and during construction) 	