Appendix B – Mitigation measures table

Proposed amendments to the SSD 49295711 mitigation measures are provided below. Words proposed to be deleted are shown in ~~**bold strike through**~~ and words to be inserted are shown in ***bold italics***.

Mitigation Measures
Detailed Design • *All proposed buildings and structures are to be designed and constructed in accordance with the requirements of the National Construction Code 2022 and relevant Australian Standards.* • *All proposed buildings and structures are to be designed and constructed in accordance with the relevant requirements of the Building Code of Australia (BCA).* • *Where the design does not meet the prescriptive deemed-to-satisfy (DtS) provisions of the BCA as identified within the BCA Report prepared by Philip Chun (EIS Appendix QQ), Fire Engineering Statement prepared by Omni (EIS Appendix RR), or Structural Integrity Statement prepared by Enstruct (EIS Appendix SS), appropriate performance solutions should be documented and provided at construction certificate stage in accordance with the BCA.*
Construction Management • *The Construction Environmental Management Plan (CEMP) prepared by Mirvac (EIS Appendix L) will be submitted to the Principal Certifying Authority prior to the commencement of construction works. Construction methodology and management of construction impacts are to be managed in accordance with the CEMP at all times.* • *A detailed Construction, Pedestrian and Traffic Management Plan (CPTMP) will be submitted to the Principal Certifying Authority prior to the commencement of works, with reference to the CPTMP provided within the CEMP. Traffic and pedestrian impacts during construction are to be managed in accordance with the CPTMP.* • *Hoardings are to be installed and maintained around the site in accordance with the CEMP and Place Management NSW requirements.* • *Soil, water and groundwater management is to be undertaken in accordance with the CEMP.* • *Temporary holding areas for excavated material within a temporary sediment fence will be provided to ensure erosion and sediment particles do not enter surrounding waterways. Stored material held in this area will be appropriately covered to ensure colluvium erosion and sedimentation will not occur;* • *Ingress of water due to periods of heavy rain will be managed through on-site detention. Excess surface water is to be pumped into sediment holding tanks. These tanks are to be cleaned, and the water pumped to stormwater following cleaning and treatment in accordance with the Principal Contractor's water quality discharge procedures, Environmental Protection Authority (EPA) and Sydney Water requirements;* • *Appropriate stabilised site access and/or shaker grids will be installed at site access points;* • *Where required, a wheel wash bay will be implemented for all trucks leaving site. This will be regularly maintained.* • *Vehicles leaving the site will be secure and cover their loads. All trucks are to be inspected prior to leaving the site (where applicable);* • *The Stormwater Management Plan provided within the CEMP is to be implemented, and regularly assessed to ensure adequate controls are in place throughout the various stages of construction works.* • *All roads and pedestrian footways surrounding the site will be swept to remove any debris associated with the works on the site;* • *Silt fences are to be installed in appropriate locations and be designed to filter run-off (if any) leaving the site, trapping sediment and allowing filtered water to pass; and* • *Discharge of site generated catchment water will be managed in accordance with the Principal Contractor's Water Quality Discharge Procedure and EPA Guidelines.* • *Air quality and odour control measures will be managed and mitigated in accordance with the CEMP and the recommendations of the Air Quality Assessment prepared by JBSG provided at EIS Appendix VV, including diesel particulate, respirate particulate (dust) and visual monitoring.*
Noise and Vibration • *Construction noise and vibration is to be managed in accordance with the recommendations of the Construction Noise and Vibration Management Plan (CNVMP) prepared by Acoustic Logic and provided at EIS Appendix C to the CEMP at EIS Appendix L, including with regards to monitoring throughout the construction period.* • *Acoustic and vibration impacts are to be managed in accordance with the ameliorative measures and mitigation measures provided within the CNVMP to the maximum extent practicable. A maximum/stop work PPV vibration level of 15mm/s is acceptable to protect the light rail infrastructure*

- *Community interaction and complaints handling processes with regards to noise and vibration shall be undertaken in accordance with the recommendations of the CNVMP.*
- *Noise and operation of the retail tenancies will be managed in accordance with the recommendations of the Acoustic Assessment prepared by Acoustic Logic and provided at EIS Appendix CC, including enclosure of rooftop plant, treatment of major exhaust fans, enclosure of plant rooms and AHUs, restricted hours of operation for the retail premises and the installation of upgraded glazing with full perimeter acoustic seals to the proposed units.*
- *Acoustic treatments to future buildings shall be implemented at the detailed design phase, including upgraded, laminated glazing and mechanical ventilation, shall occur in accordance with the recommendations of the Acoustic Assessment.*
- ***Noise and operation of event and conference uses on level 1 should consider the recommendations provided within the Acoustic Statement prepared by Acoustic Logic and provided at Appendix H of SSD 49295711 MOD 2.***

Contamination and Remediation

- *Remediation of the site is to occur in accordance with the remediation measures, site validation requirements, and recommendations provided within the Remediation Action Plan prepared by JBS&G (EIS Appendix Y).*
- *A Construction Dewatering Management Plan (CDMP) is to be prepared with regards to anticipated dewatering activities during construction.*
- *A Work Health and Safety Management Plan (WHSP) is to be prepared to document the procedures to be followed to manage the risks posed to the health of the remediation workforce.*
- *Acid Sulfate Soils will be managed and disposed of in accordance with the Acid Sulfate Soils Management Plan prepared by JBS&G and provided at EIS Appendix BB.*
- *An unexpected finds protocol is to be implemented in accordance with the CEMP (EIS Appendix L).*

Geotechnical Stability

- *Works will be undertaken with relevance to the findings and recommendations of the Geotechnical Report provided at EIS Appendix AA.*

Archaeology

- *Archaeology impacts during bulk earthworks will be managed in accordance with the SSD 38881729 EIS.*
- *In the unlikely event that Aboriginal objects are encountered during the non-Aboriginal archaeological open area excavation program, work would cease in the immediate vicinity of the find and as under s89A of the NPW Act, reported to Heritage NSW.*

Stormwater Impact

- *Stormwater controls and management measures are to be implemented in accordance with the Erosion and Sediment Control Plan appended to the Construction Environmental Management Plan prepared by Mirvac (EIS Appendix L).*

Flooding

- *The proposal has been designed to comply with the Flood Planning Levels outlined within the Addendum Flood Impact Statement prepared by Stantec, provided at EIS Appendix II.*

Waste Generation and Management

- *Waste management during construction is to be carried out in accordance with the Construction Environmental Management Plan (CEMP) prepared by Mirvac (EIS Appendix L), and the Construction Waste Management Plan at EIS Appendix E of the CEMP.*
- *Waste management during operation, including the storage and collection of waste, is to be carried out in accordance with the Operational Waste Management Plan prepared by Waste Audit at EIS Appendix NN.*
- ***Waste management of event and conference uses on level 1 is to be carried out in accordance with the Waste Management Statement prepared by Waste Audit at Appendix M of SSD 49295711 MOD 2.***

Event Management

- *Events will be managed in accordance with the recommendations of the Event Management Plans prepared by Urbis and provided at EIS Appendix J, or as amended/updated as part of SSDA 3.*

Public Art

- *Public Art will be installed throughout the development generally in accordance with the Public Art Strategy prepared by Amanda Sharrad provided at EIS Appendix K, to be further developed as part of SSDA 3.*

Loading Dock Management

- *Management of the drop off and pick up, carpark and loading dock are to be in accordance with the Loading Dock, Basement, Arrival Management Plan prepared by PTC at EIS Appendix U.*

Green Travel

- *The strategies outlined within the Green Travel Plan provided at EIS Appendix W are to be implemented where practicable, including annual updates and monitoring of sustainability targets.*

Airspace

- *Obstacle lighting will be installed as a warning to aircraft at night and in times of low visibility, in accordance with the recommendations of the Airspace Assessment Report prepared by Strategic Air and provided at EIS Appendix WW.*

Wind

- *Implement the recommendations of the Pedestrian Wind Environment Assessment prepared by RWDI and provided at EIS Appendix LL:*
  - *Screening of the Level 05 east terrace along the eastern edge of Level 06 or the inclusion of localised canopies within the terrace situated between the screening;*
  - *Extension of proposed arbour structure towards west on the Level 05 garden terrace;*
  - *Implementation of localised awnings and impermeable balustrades on the Level 06 northeast and northwest corner balconies; and*
  - *Implementation of 50% porous screening above the impermeable balustrades on the rooftop terrace northeast corner.*

Reflection

- *Planting will be proposed as part of SSDA 3 in accordance with the recommendations of the Reflectivity Analysis prepared by RWDI and provided at EIS Appendix MM.*

Crime Prevention Through Environmental Design

- *Implement the recommendations provided within the Crime Prevention Through Environmental Design Report prepared by Ethos Urban at EIS Appendix OO where practicable, including consideration of the following:*
  - *Maintain sightlines to and from the proposed development and the surrounds by ensuring signage and equipment do not create a significant visual obstruction;*
  - *A CCTV network is essential for the back of house, basement, Darling Drive arrival zone, circulation spaces and lobby areas and the overall development and its curtilage. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the Security Industry Act 1997 who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network;*
  - *Maintain that building entrances and walkways remain free of clutter to ensure entry points are highly visible from the street frontages;*
  - *The implementation of a rapid removal policy for vandalism repair and the removal of graffiti;*
  - *Implementation of a Plan of Management be prepared specifically to ensure that there are standard procedures and policies in place to manage and govern the space and people within it appropriately in the event of any emergency;*
  - *Installation of a security door or secure electronic access (card / key-controlled entries / lifts etc.) to all private entrances of the building to prevent unauthorised individuals from entering restricted areas not intended for public use (such as within the back of house areas, or areas where there is more private residential sensitivity, as well as the loading dock); and*
  - *Security, management personnel and employees of the building are advised to parole / occupy the publicly accessible areas visibly and regularly to minimise opportunities for anti-social behaviour.*