

Appendix I – Mitigation Measures Table

Ref No.	Mitigation Measures
Design and Operation	
DO-WND	Wind Environment
DO-WND1	Retain proposed densely foliating evergreen tree planting, ensuring interlocking canopies where applicable, within through-site link between Buildings S2 and S3 and within the courtyard encompassed by Building S3.
DO-WND2	Introduce a planter box along the western edge of the Building S2 southern entrance, ensuring the combined total height of the physical planter box and foliage is 1.5m.
DO-WND3	Retain existing and proposed street trees at the corner of Elizabeth Street and Kettle Street (retain size as per the landscaping drawings received 7 June 2024). Additionally, retain the two additional street trees to the north of the Building S1 entrance, ensuring interlocking canopies where applicable which can grow to a height and width of 5-8m.
DO-ESD	Ecologically Sustainable Development
DO-ESD1	The development will implement the measures outlined in the ESD Report prepared by Atelier 10 (Revision 04, June 2024) as required to meet the following targets: <ul style="list-style-type: none"> All Development: <ul style="list-style-type: none"> 5-star Green Star Buildings Design and As Built Residential Development: <ul style="list-style-type: none"> BASIX Energy 62 + 5 BASIX Water 40 NatHERS Thermal Comfort 7 Star average Commercial Areas <ul style="list-style-type: none"> 5.5-star NABERS Energy rating 4.5-star NABERS Water rating
DO-TF	Traffic and Transport
DO-TF1	All vehicles are to enter and exit the basement in a forward direction.
DO-TF2	A Green Travel Plan (GTP) will be prepared and finalised prior to occupation. The GTP will be in accordance with the preliminary GTP prepared by Ason Group (Revision 6, 20 June 2024) and will:

- promote active transport mode use and reduce reliance and promote efficient use of private vehicles to deliver benefits such as reduced environmental footprint;
- improve access of sustainable transport modes at the site; and
- encourage a more active and public transport inclined culture of mobility.

DO-NV	Noise and Vibration
DO-NV1	Appropriate specification and location of mechanical plant during detailed design.
DO-NV2	Production of an Operational Noise Management Plan for Building S1.
DO-NV3	Construct noise barriers around the rooftop plant areas to mitigate noise impacts on the residences within the development.
DO-RF	Reflectivity
DO-RF1	The reflectivity index for any glass or reflective material will be less than 20% in accordance with the Sydney DCP 2012.
DO-FL	Flooding
DO-FL1	All entrances are to be set at or above the flood planning levels identified in the Flood Impact Assessment Report prepared by BG&E (Revision E, 27 June 2024).
DO-FL2	A formal Flood Emergency Response Plan is to be prepared for the development in future stages to document and include all measures required to be implemented to ensure the ongoing management of flooding risk in relation to the building. The FERP is to be implemented prior to occupation of the development
DO-FL3	Flood storage is to be incorporated into the design as per the Flood Impact Assessment Report prepared by BG&E and the architectural drawings.
DO-SM	Stormwater
DO-SM1	Recommendations from the Stormwater Management Plan prepared by BG&E (Revision B, 27 June 2024) will be implemented in the design and construction of the development.
DO-WM	Waste Management
DO-WM1	The waste management storage, disposal, collection, signage and education recommendations in the Operational Waste Management Plan prepared by Elephants Foot (Revision G, 21 June 2024) will be implemented as appropriate.
DO-SI	Social Impacts
DO-SI1	Implement the preparation of a Green Travel Plan and Travel Plan Co-ordinator to encourage and implement public transport use during construction and operation of the proposal. The availability of street parking use by contractors should be monitored to ensure excessive demand is not placed on the surrounding street network.
DO-SI2	Undertake ongoing consultation with relevant stakeholders during operation, as needed.

DO-CPT Crime Prevention Through Environmental Design (CPTED)	
DO-CPT1	Maintain sightlines to and from each of the buildings within the precinct and its surrounds by ensuring landscaping treatments, signage or other features do not create a significant visual obstruction. This is important for ground floor private open space areas that have an interface with the communal open area.
DO-CPT2	Ensure that any acute blind corners at building entrances and throughout the courtyard areas (including the immediately surrounding street network) are well lit with bright and even lighting distribution.
DO-CPT3	A CCTV network is essential for the basement, each lobby area and building entrance 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.
DO-CPT4	Clearly delineate between publicly and privately accessible areas via passive boundaries that do not appear to over fortify an environment (such as through landscaping provisions or a low height retaining walls). High fencing is generally discouraged.
DO-CPT5	Maximise the inclusion of glazed facades with anti-graffiti coatings throughout the ground floor of Buildings S1 and S4 wherever possible to maximise lines of sight and mitigate the risk of damage.
DO-CPT6	Provide secure electronic access measures (security swipe card / key controlled entries / lifts etc.) to all private residential and commercial entrances such as residential lobbies, unit front doors, mail rooms and to boom gates, storage areas and back of house spaces within the basement car park.
DO-CPT7	General staff personnel within Buildings S1 and S4, as well as PCYC workers are advised to do routine paroles of their respective buildings (including perimeter laps throughout the courtyard areas) regularly to minimise opportunities for anti-social behaviour or risk of unauthorised break and enter.
DO-GW Groundwater	
DO-GW1	The design of the basement is to be fully waterproof/tanked so as to not allow the inflow of groundwater during operation. If a drained basement solution is implemented, the appropriate monitoring will be undertaken and the relevant approvals will be obtained.
Construction Management	
CM-TF Construction Traffic	
CM-TF1	<p>A Construction Pedestrian and Transport Management Plan is to be prepared by the applicant/contractor prior to the commencement of works. The CPTMP is to be submitted to Transport for NSW for comment prior to implementation. The CPTMP is to include details of how the following mitigation measures will be addressed, and the following matters:</p> <ul style="list-style-type: none"> - Detailed construction program. - Forecast vehicle movements. - Staff transport arrangements. - Location of works zones. - Location of cranes. - Proposed mitigation measures.

CM-NV	Noise and Vibration
CM-NV1	A Construction Noise and Vibration Management Plan is to be prepared in accordance with the NSW Construction Noise and Vibration Guideline prior to construction commencing on site.
CM-AQ	Air Quality
CM-AQ1	<ul style="list-style-type: none"> • Prior to the commencement of the works, a Dust Management Plan (DMP) will be prepared for the works. The DMP may form part of a broader Construction Environmental Management Plan. • Development and implementation of a stakeholder communications plan will be undertaken that includes community engagement before work commences on site. • The names and contact details of the Responsible Person accountable for air quality and dust issues will be displayed on the site boundary. • All dust and air quality complaints, identify cause(s) will be recorded. Appropriate measures to reduce emissions in a timely manner, will be recorded. • Any exceptional incidents that cause dust and/or air emissions, either on or off site, and the action taken to resolve the situation will be recorded in the logbook. • Regular onsite and off-site inspections will be carried out to monitor compliance with the DMP, record inspection results, and inspection log will be available to relevant authorities. • The frequency of site inspections by the person accountable for air quality and dust issues on site will be increased when activities with a high potential to produce dust are being carried out and during any periods of prolonged dry or windy conditions. • The site layout will be planned so that machining and dust generating activities are located away from receptors, as far as possible.
CM-ASS	Acid Sulfate Soils
CM-ASS1	The recommendations of the Acid Sulfate Management Plan prepared by EI Australia (Revision 4, 21 June 2024) will be implemented as necessary to the construction activities.
CM-RM	Remediation
CM-RM1	The remedial approach detailed in the Remediation Action Plan prepared by EI Australia (Revision 4, 21 June 2024) will be implemented as required.
CM-RM2	Any unexpected finds will be managed in accordance with the procedures outlined in the Remediation Action Plan prepared by EI Australia (Revision 4, 21 June 2024).
CM-RM3	Once complete, the remediation works will be validated in accordance with the Remediation Action Plan prepared by EI Australia (Revision 4, 21 June 2024). The validation will be confirmed by an independent accredited environmental site auditor.
CM-GT	Geotechnical
CM-GT1	The geotechnical recommendations provided in the Report on Previous Geotechnical Investigations prepared by Douglas Partners (Revision 0, 6 June 2024) will be implemented as appropriate to the works.
CM-TP	Tree Protection
CM-TP1	The tree protection measures contained in the Arborist Report prepared by Ecological Australia (Revision 7, 21 June 2024) will be implemented as required.

CM-SW	Stormwater, Erosion and Sediment Control
CM-SW1	Erosion and sediment controls will be put in place in accordance with drawing C-0700 Rev B prepared by BG&E.
CM-EH	Environmental Heritage
CM-EH1	A Photographic Archival Recording should be undertaken of the PCYC Building only (including the murals), due to the potential social significance of the PCYC building to the local community. The Archival Recording must be prepared in accordance with the NSW OEH Heritage Division's Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'. The archival recording should capture the murals and public artwork which are located on the southern and eastern elevations of the building as well as any other elements which may be of social importance to the local community.
CM-AH	Archaeological Heritage
CM-AH1	Implement and carry out an unexpected finds procedure (UFP) for future management of the site's archaeological resources.
CM-ACH	Aboriginal Cultural Heritage
CM-ACH1	Implement an unexpected finds policy in accordance with the ACHAR and relevant Aboriginal heritage management procedures.
CM-WM	Waste Management
CM-WM1	Where relevant to the works, the recommendations in the Construction and Demolition Waste Management Plan prepared by Elephants Foot (Revision G, 21 June 2024) will be implemented.
CM-SI	Social Impact
CM-SI1	Prioritise the consideration of respite periods in the CNVMP in collaboration with surrounding developments occurring in the area.
CM-SI2	During construction, ensure pedestrian access around the site is maintained to Redfern Park to maintain connections from surrounding residential areas.
CM-SI3	To minimise cumulative construction impacts, the detailed Construction Pedestrian and Traffic Management (CPTM) and Construction Noise and Vibration Management Plan (CNVMP) should also identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments. Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.
CM-UT	Water, Sewer, and Gas Utilities
CM-UT1	<ul style="list-style-type: none"> Engagement of a Sydney Water Services Coordinator to apply for Section 73 certificate with Sydney Water will commence prior to construction.
CM-UT2	<ul style="list-style-type: none"> Field safety inspectors will be present during critical works as determined by utility providers.
CM-ASB	Asbestos
CM-ASB1	<ul style="list-style-type: none"> Asbestos and ACM must be managed in accordance the WHS Regulation, the SafeWork NSW Code of Practice: How to Manage and Control Asbestos in the Workplace and the SafeWork NSW Code of Practice: How to Safely Remove Asbestos.

CM-HZM	Hazardous Building Materials
CM-HZM1	<ul style="list-style-type: none"> HBM should be managed in accordance with the requirements of the WHS Act, WHS Regulation and subordinate Codes of Practice, Australian Standards and guidelines.
CM-HZM2	<ul style="list-style-type: none"> An intrusive/destructive HBM survey should be undertaken in all areas of the building(s) once these areas have been permanently vacated, and prior to substantive renovation and/or demolition. This is to help ensure that the location, extent and condition of relevant HBM have been identified to the extent reasonably practicable.
CM-HZM3	<ul style="list-style-type: none"> A hazardous materials management plan should be developed to aid compliance with the requirements of the WHS Act and Regulation including those that relate to the identification of hazards and control of associated risks. HBM should be visually inspected on a regular basis. Any change to the condition of the material or relevant site conditions should be reported.
CM-GW	Groundwater
CM-GW1	<p>The recommendations of the Dewatering Management Plan prepared by EI Australia (Revision 1, 26 June 2024) are to be implemented for the relevant phases of construction.</p>