

Appendix 3 – Updated Mitigation Measures

This table identifies the mitigation measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description) as required by the *State Significant Development Guidelines – Preparing and environmental Impact Statement – Appendix B to the State Significant Development Guidelines December 2021*.

Issue	Mitigation Measures
Wind	The development will implement the recommendations of the Wind Report prepared by VIPAC at Appendix 38 to the Submissions and Amendment Report will be implemented.
Reflectivity	The development will implement the recommendations at Section 6.4.8 of the EIS, which remain relevant to the amended proposal. All glazing and materials used on the external façade of the development should have a maximum normal specular reflectance of visible light of 20%.
Lighting	The detailed lighting design will comply with the following standards: - AS/NZS 1158.3.1 – Pedestrian Area Lighting Performance and Design Requirements - AS/NZS 4282 – Control of the Obtrusive Effects of Outdoor Lighting - BCA Part J6 2019
ESD	The sustainability targets and commitments set out in the ESD Report prepared by Credwell at Appendix 29 to the Submissions and Amendment Report will be implemented.
Social Impact	Notices were distributed to the broader community during the preparation of the application inviting the community to attend a webinar explaining the project proposal. Select government authorities were engaged during the preparation of the application. There will be more opportunities for the community and relevant government authorities to provide more feedback during the community consultation process. Ongoing meetings with residents of surrounding residents will be offered to build strong relationships, monitor social impacts and respond to any concerns that may emerge during construction and operation.
Water and soil quality	The recommendations of the Geotechnical Report prepared by El Australia at Appendix 9 and the Groundwater Seepage Analysis Report prepared by El Australia at Appendix 37 to the Submissions and Amendment Report will be implemented.

Issue	Mitigation Measures
Groundwater Salinity	Soil and erosion control measures will be implemented in accordance with the soil and erosion control plan prepared by Stellen at Appendix 15 to the Submissions and Amendment Report.
Water Sensitive Urban Design/Water Quality	Water quality treatment measures are to be implemented in accordance with the recommendations of the Civil Plans, Stormwater Plan, and Water Management Report prepared by Stellen (Appendices 15 and 16 to the Submissions and Amendment Report).
Contamination	The recommendations of the DSI prepared by EI Australia will be implemented at Appendix 8 to the Submissions and Amendment Report.
Acoustic Design	The acoustic recommendations of the Noise Impact Assessment prepared by Rodney Stevens Acoustics at Appendix 11 to the Submissions and Amendment Report will be implemented during construction and the ongoing operation of the development.
Noise and Vibration	A Construction Noise and Vibration Plan of Management has been prepared by Rodney Stevens Acoustics at Appendix 24 to the Submissions and Amendment Report and includes the following recommendations: • Place as much distance as possible between the excavation work and the surrounding pedestrians/properties. Distance is one of the most effective mitigation measures against vibration. In this instance, the property has 2 x street frontages which limits the quantum of residential receivers located immediately adjacent to the proposed works. • Organise high impacting operations so as not to occur in the same time period. • Conduct lower impact methods wherever possible. • Operate excavator hammering in short bursts only, to reduce amplification of vibrations and the rise of noise.
Transport	All recommendations of the Transport and Accessibility Impact Assessment prepared by CJP Consulting at Appendix 10 to the Submissions and Amendment Report are to be implemented.
Construction	A Construction Management Plan will be prepared prior to the commencement of works with its recommendations to implemented.
Servicing and Waste	Operational waste will be managed in accordance with the Waste Management Plan prepared by Elephants Foot (Appendix 13 to the Submissions and Amendment Report)
Aboriginal Cultural Heritage	The recommendations of the amended Aboriginal Cultural Heritage Assessment Report prepared by Everick Heritage (Appendix 36 to the Submissions and Amendment Report) will be implemented.
Utilities	Utilities will be provided in accordance with the recommendations of the Infrastructure Management Plan prepared by Neuron at Appendix 32 to the EIS

Issue	Mitigation Measures
BCA/Access	A BCA report has been prepared by AED and an Accessibility Report has been prepared by Ergon. The development is to comply with the relevant provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.
CPTED	The amended development has addressed the design recommendations of Part 6 of the CPTED report at Appendix 34 of the EIS, where relevant to the amended development. The detailed design recommendations, such as lighting, are to be implemented at CC stage. The operational recommendations shall be implemented at completion of the development.
Arboricultural Report	The recommendations of Part 7 of the Arboricultural Report at Appendix 40 to the Submissions and Amendment Report will be implemented.
ESD	The recommendations and requirements of Part 5 of the ESD Report at Appendix 29 to the Submissions and Amendment Report will be implemented.
Access	The recommendations and requirements of the Accessibility Report at Appendix 14 to the Submissions and Amendment Report will be implemented.
Noise Attenuation	The recommendations and requirements for noise attention measures of the Noise Impact Assessment at Appendix 11 to the Submissions and Amendment Report will be implemented.