

APPENDIX B – UPDATED MITIGATION MEASURES

The measures identified to mitigate the potential environmental impacts of the proposed development are described in detail within Section 6 of the Environmental Impact Statement dated 4 November 2020.

The proposed additional mitigation measures identified within the Response to Submission Report dated 1 March 2021 are highlighted in red within the updated table below.

Impact	Potential Impact	Approach	Residual Impact
Noise and Vibration	<p>Acoustic environment is highly dominated by traffic noise from Regent Street.</p> <p>Predicted noise emissions from construction activities exceed Noise Affected Level criteria.</p> <p>Potential noise from outdoor communal areas impacting on adjoining student rooms and surrounding neighbours</p> <p>Potential construction vibration impacts on Sydney Metro rail tunnel below the site, 32 metres below the ground surface.</p>	<p>Implement the recommended glazing schedule in the detailed design.</p> <p>All internal walls, partitions and floors which need acoustic rating are to be designed/specified at the CC stage.</p> <p>All mitigation measures are to be addressed within the future Construction Noise and Vibration Management Plan.</p> <p>Restrict use of the outdoor terraces to residents only with limited hours between 8:00am to 10:00pm Sunday to Thursday and 8:00am to 12 midnight on Fridays, Saturdays and evenings prior to a public holiday.</p> <p>No external speakers in outdoor communal areas and only low-level background noise in indoor communal spaces.</p> <p>Student handbook to detail roles and responsibilities and acceptable behaviour with on-site staff to enforce relevant requirements and manage any potential issues with student occupants and surrounding property owners.</p> <p>Detailed structural drawings submitted to Sydney Metro to demonstrate compliance with relevant guidelines.</p> <p>Dilapidation surveys should be carried out on surrounding structures that may be affected by the construction works.</p> <p>Additional rock-cored boreholes be undertaken following demolition. TfNSW and Sydney Metro will require numerical</p>	No identified residual impacts

Impact	Potential Impact	Approach	Residual Impact
		<p>modelling of the impact of the new building loads on the rail infrastructure.</p> <p>Surface level and geophone monitoring will be implemented to measure vibration levels and appropriate construction management measures implemented, if necessary.</p> <p>Monitors will be installed prior to commencement of works and remain operational until such time that piling works and the ground slab have been finished or earlier as agreed with Sydney Metro.</p> <p>Downloading of the vibration logger will be conducted on a regular basis and in the event of an exceedance, on a more frequent basis. Results will be presented in a graph format and forwarded to project personnel for review. Reports will be provided fortnightly which detail any exceedance in the vibration criteria.</p> <p>A visual and audible alarm system shall be established by the sub-contractor on site, with the following personnel to receive alarms –</p> <ul style="list-style-type: none"> ▪ Acoustic consultant/advisor ▪ Excavation site foreman ▪ Main builder foreman ▪ Sydney Metro/Tunnel Contractor nominated representatives (maximum 2 persons) <p>The detailed procedures outlined within Section 5 of the Metro Tunnel Vibration Management Plan will be followed in the event of an exceedance in the project criteria.</p>	
Biodiversity	No native fauna species have not been recorded at the site, however, it cannot be categorically stated there are no microbats at the site	Demolition to be undertaken in stages with a qualified fauna spotter to be engaged to assess each area prior to demolition and either relocate microbats or all native fauna to self-disperse.	No identified residual impacts

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Visual Impacts	<p>Tower component of building dominating visual skyline</p> <p>Podium component impacting on streetscape</p>	<p>Slender tower form selected with architectural modulation and high-quality materials.</p> <p>Podium design complements existing retail tenancies in terms of design and scale and provides visual interest</p>	No identified residual impacts
Visual Privacy Impacts	Potential overlooking of adjoining properties to west (11 Gibbons Street) and south (104-116 Regent Street)	<p>Adequate building separation distances to western and southern facades</p> <p>Privacy louvres to the western terrace of the development are proposed to direct views to the south, away from the 11 Gibbons Street residents</p> <p>Minimal glazing areas and angled blades on the southern windows</p> <p>Podium parapets adjacent to outdoor communal spaces with raised planter beds</p>	No identified residual impacts
Wind Impacts	<p>Exacerbation of existing wind tunnel from proposed building, including minor variations to podium setbacks</p> <p>Wind impacts to outdoor terraces, impacting amenity and use</p>	<p>Awnings and existing and proposed street trees to protect ground level footpaths</p> <p>Awnings to be provided along northern, eastern and western terraces with full height screens and planting in accordance with landscape drawings</p>	No identified residual impacts
Solar Reflectivity	Potential glare impacting upon vehicle drivers	<p>Retain existing landscaping along Regent Street with additional landscaping along Marian Street.</p> <p>Provide fins to northern façade on Level 15 to be provided on Levels 3-18.</p> <p>Glazing to northern and eastern facades to utilise anti-reflective clear glass with co-efficient of 10% or below.</p>	No identified residual impacts
Light Impacts	Potential light spill from street lighting, common areas and retail premises on ground floor and outdoor terraces	Siting and design of lighting to minimise light spill and keep glare to a minimum and prevent light escaping above the horizontal plane or off the site.	No identified residual impacts

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		<p>Lights on outside of building to be as allow as possible and correctly aimed.</p> <p>Lights to be placed around the outside of the terraces.</p>	
Heritage and Archaeology	<p>Potential vibration impacts to listed heritage item.</p> <p>Potential visual impacts on heritage items and a heritage conservation area.</p> <p>Potential to contain locally significant historical archaeological remains.</p>	<p>Vibration monitoring is to be undertaken at the St Luke's Presbyterian Church during works. Any damage is to be rectified in accordance with specialist heritage advice.</p> <p>A Photographic Archival Recording (PAR) report should be prepared of the significant elements of 90 Regent Street and 92-96 Regent Street. A salvage strategy is to be prepared to recover heritage building fabric for salvage and reuse at the study area. A Heritage Interpretation Strategy is to be prepared.</p> <p>An Archaeological Research Design and Methodology is to be prepared prior to the commencement of works. An archaeological testing program is to be completed and a result report prepared if archaeology is found.</p>	No identified residual impacts
Aboriginal Cultural Heritage	Aboriginal objects are unlikely to be present in remnant natural soil deposits below the existing development.	An unexpected finds procedure to be in place throughout the proposed works.	No identified residual impacts
Traffic and Transport	<p>Potential traffic impacts from increased population</p> <p>Construction traffic impacts on car parking and local streets</p>	<p>No on-site car parking and tenancy agreements with future student occupants to reduce private vehicle use.</p> <p>134 on-site bicycle spaces to encourage cycling as transport mode.</p> <p>Detailed CTMP to be finalised prior to the commencement of construction activities.</p> <p>GTP to be implemented during the operational phase and monitored.</p>	No identified residual impacts
Air Quality, Odour and Waste	Demolition and construction works have medium risk of dust soiling impacts.	A Dust Management Plan is to be developed prior to commencement of works.	No identified residual impacts

Impact	Potential Impact	Approach	Residual Impact
	Potential impacts from waste generated by demolition, construction and operational phases.	<p>A Work Plan is to be prepared prior to commencement of demolition activities. Waste and recycling contractors will be required to comply with the Operational WMP.</p> <p>Waste management, cleaning and pest management to provide a clean and safe living environment for students and adjoining properties</p>	
Drainage and Flooding	<p>Potential localised flooding impacts to proposed development.</p> <p>Potential impacts of proposed development on existing stormwater flow and quality.</p>	<p>The proposed minimum flood planning levels will be adopted to comply with City of Sydney freeboard height requirements.</p> <p>The surveyor shall verify the outlet pipe's invert level of the existing kerb inlet pit prior to construction. Maintenance and replacement of the mulch and filter medium is to be completed.</p>	No identified residual impacts
Soil and Water	Demolition and construction activities have potential to impact on stormwater system.	<p>Existing kerb inlet pits to be protected with sandbags. Installation of a sediment fence around the site.</p> <p>Vehicles to be washed down when entering/ exiting the site.</p> <p>All excavated materials to be disposed of in accordance with the Waste Classification Guidelines (EPA, 2014).</p>	No identified residual impacts
Ecologically Sustainable Development	Potential increase in energy consumption associated with demolition, construction and operational phases	ESD measures to be implemented through each stage of the project to achieve sustainability targets	No identified residual impacts
Contamination	The site is identified as containing contaminants from previous land uses and building materials that present an environmental impact during demolition and construction activities.	<p>Removal of contaminated soil to landfill and cap contaminated soils in accordance with the RAP and relevant regulatory requirements.</p> <p>Material requiring off-site disposal is to have a formal waste classification in accordance with the NSW EPA Waste Classification Guidelines 2004.</p> <p>General site management considerations (including the stockpiling of soil, waste</p>	No identified residual impacts

Impact	Potential Impact	Approach	Residual Impact
		<p>disposal and importation of soil) are to be followed during remediation works.</p> <p>The remediation works are to be documented and a validation undertaken to confirm the remediation has been achieved in a Validation Report.</p> <p>A long-term environmental management plan (LTEMP) is required to be prepared and included on the Section 10.7 Planning Certificate to allow for appropriate future management to be maintained.</p>	
Utility Services	Increased demand for potable water, wastewater, power and gas services	<p>New 1MVA mini chamber substation to be provided</p> <p>Sydney Water requirements to inform upgrades to water infrastructure</p> <p>New lead-in connections for NBN and gas</p>	No identified residual impacts
Safety and Security	Potential opportunity for crime based on existing street lighting, security measures and crime statistics	<p>Installation of CCTV within the development and at entrances</p> <p>Materials and fixtures which minimise opportunities for vandalism</p> <p>Adequate lighting external to buildings in accordance with Australian Standards</p> <p>Landscaping to allow for clear sightlines and passive surveillance</p>	No identified residual impacts