

## Appendix A – Mitigation Measures

### Demolition of the Former Sydney Fish Markets

The recommended mitigation measures to address any potential adverse environmental impacts arising from the proposed activity are outlined below.

| Discipline              | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                                                                  | Timing                                          |
|-------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Approved Documentation  | 1   | The works/ activity shall be carried out in accordance with the report, plans and documents set out in the Appendix Schedule of the REF.                                                                                                                                                                                                                        | At all times                                    |
| Construction Management | 2   | Construction work is restricted to the following standard work hours:<br><ul style="list-style-type: none"> <li>Monday to Friday inclusive: Between 7.00am to 6.00pm;</li> <li>Saturday: Between 8.00am to 1.00pm; and</li> <li>Sunday and Public Holidays: No work permitted.</li> </ul>                                                                       | During works                                    |
| Construction Management | 3   | All contractor(s) must meet all workplace safety legislation and requirements.                                                                                                                                                                                                                                                                                  | During works                                    |
| Construction Management | 4   | The Demolition Environmental Management Plan is to be implemented during undertaking of works.                                                                                                                                                                                                                                                                  | During works                                    |
| Construction Management | 5   | The Demolition Environmental Management Plan shall be reviewed and updated where required, prior to the commencement of works.                                                                                                                                                                                                                                  | Prior to works                                  |
| Construction Management | 6   | Demolition works must be undertaken in accordance with the provisions of relevant legislation, Australian Standards, codes of practice and guidelines. As a minimum, demolition works must be carried out in accordance with the Work Health and Safety Act 2011, the Work Health and Safety Regulation 2017 and AS 2601–2001 <i>Demolition of Structures</i> . | During works                                    |
| Construction Management | 7   | The site will be enclosed by suitable engineered A-Class and/or B-Class hoardings along all perimeter boundaries. The general public will not be permitted access to the site. Temporary fencing or hoardings will be installed and fitted with appropriate directional and safety signage, where required.                                                     | Prior to, during, and after completion of works |

| Discipline                   | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                     | Timing                    |
|------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Construction Management      | 8   | SafeWork NSW must be notified at least seven days prior to the commencement of demolition works. Copies of all relevant approvals are to be displayed and maintained on site for the duration of the works.                                                                                                                                                                                                                                        | Prior to and during works |
| Construction Management      | 9   | Demolition works must be supervised by a SafeWork NSW Class 1 Unrestricted Demolition Supervisor with experience in high-rise demolition works.                                                                                                                                                                                                                                                                                                    | During works              |
| Traffic, Access, and Parking | 10  | The Construction Pedestrian and Traffic Management Plan prepared by PTC must be reviewed and updated, as required, in response to changes in design or the requirements of Transport for NSW, Council or any other relevant authority, in accordance with <i>Traffic Control at Work Sites – Technical Manual</i> (Issue No. 6.1, March 2022). Any amendments to the Plan must be approved by the relevant road authority prior to implementation. | Prior to and during works |
| Traffic, Access, and Parking | 11  | Prior to the commencement of demolition works, consultation with City of Sydney Council must be undertaken regarding any temporary traffic management measures.                                                                                                                                                                                                                                                                                    | Prior to works            |
| Traffic, Access, and Parking | 12  | Any approvals required under the Roads Act 1993 must be obtained prior to the commencement of demolition works.                                                                                                                                                                                                                                                                                                                                    | Prior to works            |
| Traffic, Access, and Parking | 13  | All vehicles transporting loose materials must have loads fully covered and secured to prevent the deposition of large items, dust or dirt onto the public roadway. Roads leading to and from the site must be regularly inspected and any material deposited by site vehicles must be promptly removed.                                                                                                                                           | During works              |
| Traffic, Access, and Parking | 14  | Temporary pedestrian diversions must be implemented around the site to maintain safe and accessible connections for all users. Appropriate signage, wayfinding measures and traffic control devices must be provided to direct pedestrians and cyclists along the diversion route and minimise impacts on access and convenience.                                                                                                                  | Prior to and during works |
| Traffic, Access, and Parking | 15  | All required permits and approvals must be obtained from Council and/or Transport for NSW prior to the movement of oversized vehicles. Where practicable, oversized vehicle movements should be scheduled outside peak traffic periods to minimise impacts on the surrounding road network.                                                                                                                                                        | Prior to and during works |
| Traffic, Access, and Parking | 16  | Existing traffic access to all adjoining properties should be maintained during construction as much as practicable.                                                                                                                                                                                                                                                                                                                               | Prior to and during works |

| Discipline          | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Timing                    |
|---------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Noise and Vibration | 17  | <p>Prior to the commencement of works, a Construction Noise and Vibration Management Plan must be prepared by a qualified acoustic consultant to further assess the noise impact of construction works. The Construction Noise and Vibration Management Plan should include protocols to minimise any potential noise impacts to identified sensitive receivers, and to ensure that appropriate noise control measures are defined and implemented to comply with all relevant noise guidelines. The Plan must include:</p> <ul style="list-style-type: none"> <li>– details of the works, construction plant and equipment, and hours of operation;</li> <li>– applicable noise and vibration management levels and relevant approval conditions;</li> <li>– requirements for noise and vibration monitoring, including attended noise monitoring at the commencement of demolition works within the outdoor dining area of the new Sydney Fish Market and periodically throughout the works when noise-intensive activities are undertaken. Monitoring results must be used to review and refine mitigation measures, where required;</li> <li>– identification of vibration monitoring locations and attended vibration monitoring at the commencement of vibration-generating activities to confirm compliance with applicable criteria for cosmetic building damage;</li> <li>– procedures for community consultation and complaint management, including communication of vibration monitoring programs and outcomes to affected receivers; and</li> <li>– respite measures to be implemented where ongoing high noise impacts are identified at sensitive receivers.</li> </ul> | Prior to and during works |
| Noise and Vibration | 18  | The southern façade of the former fish markets building must be retained for as long as practicable during demolition works to provide acoustic shielding to nearby sensitive receivers to the south.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | During works              |
| Noise and Vibration | 19  | All reasonable and feasible measures identified in the <i>Interim Construction Noise Guideline</i> and <i>Construction Noise and Vibration Guideline – Public Transport Infrastructure</i> must be implemented, where relevant, to minimise noise impacts during demolition works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | During works              |
| Air Quality         | 20  | The Air Quality Management Plan will be prepared prior to the commencement of works and implemented to guide site personnel in the management and mitigation of potential air quality impacts and emissions risks associated with the works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to and during works |

| Discipline          | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                              |
|---------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Air Quality         | 21  | Where required, any measures for dust, smoke, fume and odour control will be in line with the Protection of the Environment Operations Act 1997. Any complaints that may arise from neighbouring properties will be actioned in accordance with the Community Contact register requirements. Air quality will be monitored daily during the relevant construction phases and reported monthly at Project Control Group meetings.                                                                                                                                                        | During works                                        |
| Air Quality         | 22  | Dust, smoke, fume and odour emissions must be minimised throughout the demolition works. The site must be maintained in a clean and orderly condition and completed surfaces kept free of accumulated dust and debris. Vehicle wash-down facilities and controlled site access must be provided to minimise the tracking of material onto public roads. All loads transported from the site must be covered and the site perimeter enclosed with hoarding to minimise dust emissions. Water suppression and other reasonable and feasible measures must be implemented, where required. | During works                                        |
| Air Quality         | 23  | Odours generated during the works must be controlled and minimised, as far as practicable. Stockpiles and exposed surfaces must be appropriately managed, and plant and equipment maintained to minimise emissions.                                                                                                                                                                                                                                                                                                                                                                     | During works                                        |
| Air Quality         | 24  | Dust monitoring devices must be installed at the site perimeter and other locations, as agreed with relevant stakeholders, where required.                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to and during works                           |
| Waste Management    | 25  | The Construction Waste Management Plan must be implemented throughout the demolition works to maximise the reuse and recycling of materials and minimise waste sent to landfill.                                                                                                                                                                                                                                                                                                                                                                                                        | During works                                        |
| Waste Management    | 26  | Waste storage and stockpile areas must be appropriately managed to prevent pollution and environmental harm. Prescribed waste, including hazardous and contaminated materials, asbestos and aqueous waste, must be removed by a suitably licensed contractor. Waste disposal records and tracking documentation must be retained for audit purposes.                                                                                                                                                                                                                                    | During works                                        |
| Waste Management    | 27  | All personnel undertaking the works must receive waste minimisation training and implement waste avoidance, reuse and recycling measures, where practicable.                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to and during works                           |
| Hazardous Materials | 28  | All construction and demolition work, including waste disposal, should be undertaken with regard to the recommendations of the Hazardous Buildings Materials (HAZMAT) Report prepared by JBS&G.                                                                                                                                                                                                                                                                                                                                                                                         | Prior to, during, and following completion of works |

| Discipline                   | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timing                    |
|------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Hazardous Materials          | 29  | Prior to the commencement of works, asbestos monitoring devices must be installed at the site boundary and other locations, where required. Air monitoring during friable asbestos removal works must be undertaken by an independent licensed asbestos assessor and should also be undertaken during non-friable asbestos removal works, where practicable.                                                                                                                                                                                                                                                                                                                                              | Prior to and during works |
| Hazardous Materials          | 30  | Prior to the commencement of demolition works, an Asbestos Management Plan must be prepared in consultation with the project hygienist and implemented throughout the works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to and during works |
| Erosion and Sediment Control | 31  | Erosion and sediment control measures must be implemented and maintained throughout the works in accordance with the Erosion and Sediment Control Plan prepared by AT&L.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prior to and during works |
| Erosion and Sediment Control | 32  | Erosion and sediment controls must be designed and implemented in accordance with <i>Managing Urban Stormwater: Soils and Construction</i> (Landcom, 2004) and <i>Do it Right On-Site – Soil and Water Management for the Construction Industry</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to and during works |
| Non-Aboriginal Heritage      | 33  | All personnel undertaking the works must receive training regarding their obligations under the <i>Heritage Act 1977</i> . Should an item of non-Aboriginal heritage or historical archaeological material be discovered during the works, all works in the affected area must cease immediately and the project heritage consultant and relevant authorities must be notified. Works must not recommence until the significance of the find has been assessed and appropriate management measures implemented.                                                                                                                                                                                           | Prior to and during works |
| Aboriginal Heritage          | 34  | Should suspected Aboriginal material be uncovered as a result of development activities within the Project Area: <ul style="list-style-type: none"> <li>– Work in the surrounding area must cease immediately.</li> <li>– A temporary fence must be erected around the site, with a buffer zone of at least 10 metres around the known edge of the site.</li> <li>– An appropriately qualified archaeological consultant must be engaged to identify the material.</li> <li>– If the material is found to be of Aboriginal origin, the Aboriginal community must be consulted in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (OEH, 2010).</li> </ul> | During works              |
| Aboriginal Heritage          | 35  | Should human remains be located at any stage during earthworks within the Project Area, all works in the immediate area must cease immediately to prevent further impacts to the remains. The site must be cordoned off and the remains left undisturbed.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | During works              |

| Discipline          | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                  | Timing                    |
|---------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|                     |     | The nearest police station, the relevant Local Aboriginal Land Council and the OEH Regional Office must be notified as soon as practicable.                                                                                                                                                                     |                           |
| Aboriginal Heritage | 36  | Should Aboriginal cultural materials be uncovered as a result of development activities within the Project Area, they must be registered as sites in the Aboriginal Heritage Information Management System (AHIMS). Any management outcomes for the site must be included in the information provided to AHIMS. | During works              |
| Aboriginal Heritage | 37  | All reasonable efforts must be made to avoid impacts to Aboriginal cultural heritage values during the works. Where impacts are unavoidable, mitigation measures must be developed in consultation with the relevant Aboriginal community and government authorities.                                           | During works              |
| Tree Protection     | 38  | Tree protection measures outlined in the Arboricultural Impact Assessment prepared by treeIQ are to be implemented prior to commencement of works.                                                                                                                                                              | Prior to works            |
| Flora and Fauna     | 39  | All personnel undertaking the works must be made aware of the environmental sensitivities of the site, including retained threatened ecological communities (PCT 4028), potential threatened fauna and adjacent waterbodies.                                                                                    | Prior to and during works |
| Flora and Fauna     | 40  | Prior to the commencement of demolition works, a suitably qualified ecologist will undertake a pre-clearance survey of buildings containing potential microbat habitat.                                                                                                                                         | Prior to works            |
| Flora and Fauna     | 41  | A suitably qualified ecologist will supervise demolition works involving potential microbat habitat.                                                                                                                                                                                                            | During works              |
| Flora and Fauna     | 42  | Demolition works must involve staged removal of the roof and walls to ensure any microbats that may be present can vacate safely and should, where practicable, coincide with periods of lowest microbat activity.                                                                                              | During works              |
| Flora and Fauna     | 43  | Replacement roosting habitat shall be provided through the installation of hanging bat boxes to compensate for the loss of roosting habitat, if required.                                                                                                                                                       | During works              |
| Flora and Fauna     | 44  | Prior to the commencement of works, no-go zones must be established around retained native vegetation and waterways, including vegetation mapped as PCT 4028 and the foreshore areas, as required.                                                                                                              | Prior to and during works |

| Discipline                  | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Timing                    |
|-----------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Flora and Fauna             | 45  | The use of fuels, chemicals and herbicides must be minimised in the vicinity of waterways and other environmentally sensitive areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | During works              |
| Sustainability              | 46  | A Workplace Risk Management Plan certified to AS/NZS ISO 14001 must be implemented throughout the works to establish environmental objectives and targets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to and during works |
| Community and Social Impact | 47  | <p>Consultation must be undertaken with the local community and relevant agencies throughout the works.</p> <p>Potentially affected residents, businesses and stakeholders must be provided with sufficient notice of works and associated impacts in accordance with applicable management plans. Notification must include the nature and duration of impacts, proposed working hours and applicable mitigation measures.</p> <p>A project-specific email address and 24-hour contact point must be established and details provided to stakeholders. Contact details must be clearly displayed on site fencing and hoardings to provide community information and emergency contact details.</p> | Prior to and during works |
| Community and Social Impact | 48  | Prior to the commencement of works, a review of the existing building should be undertaken to identify any items that may have significant social or cultural value associated with the previous use of the site as a fish market. Where any items of significant social or cultural value are identified, consideration should be given to opportunities for their retention or repurposing, where reasonably practicable.                                                                                                                                                                                                                                                                         | Prior to works            |
| Community and Social Impact | 49  | External and flood lighting associated with the site must be installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | During works              |
| Community and Social Impact | 50  | <p>Prior to demolition, all reasonable and practicable measures must be undertaken to investigate the feasibility of salvaging and retaining the existing tiled mural in Building D, recognising its significance to the community. This will include specialist advice on the technical feasibility of removal, handling and long-term conservation.</p> <p>Where salvage is determined to be feasible and safe, the mural, or components of it, will be carefully removed, conserved and made available for incorporation into an appropriate future location or public display, subject to stakeholder consultation and project constraints.</p>                                                 | Prior to and during works |

| Discipline           | No. | Recommended Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                | Timing                                     |
|----------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
|                      |     | The mural must also be recorded through archival-quality photography and documentation prior to salvage works commencing. Should salvage not proceed or not be successful, an interpretative outcome, developed in consultation with relevant stakeholders, is to be incorporated into the project to acknowledge the mural's history, cultural significance and connection to the former Sydney Fish Market. |                                            |
| Dilapidation Surveys | 51  | Prior to the commencement of works and following completion of demolition activities, dilapidation surveys will be undertaken for structures and areas potentially affected by the works, including the eastern portion of the new Sydney Fish Market urban park, to document existing conditions and identify any changes attributable to the demolition works.                                              | Prior to and following completion of works |
| Vermin Control       | 52  | Prior to the commencement of demolition works, a rodent baiting and monitoring program must be implemented by a suitably licensed pest controller. Records of treatment must be maintained and made available for review, where required. Any ongoing rodent activity identified during the works must be actively managed to prevent the migration of pests to adjoining properties.                         | Prior to and during works                  |