



Mitigation Measures

State Significant Development (SSD- SSD-83256478)

68-80 Beauchamp Road, Hillsdale

Prepared on behalf of Homes NSW

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FPDplanning

Document control

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Project summary

Prepared on behalf of	NSW Land and Housing Corporation (operating as Homes NSW)
Land to be developed	68-80 Beauchamp Road, Hillsdale
Legal description	Lot 12 DP736905
Project description	Residential flat building development comprising a total of 179 social housing dwellings.

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1 Mitigation measures

The recommended measures to mitigate the likely impacts associated with the proposal are detailed in Table 1 below.

Table 1 Recommended Mitigation Measures

Impact	Mitigation Measure	Timing
Aboriginal Cultural Heritage	An unexpected finds protocol and human remains protocol is to be incorporated into the Construction Management Plan for the site as detailed in the Aboriginal Due Diligence Report (Curio Projects 30 October 2025).	Prior to commencement of works.
Geotechnical and groundwater	All recommendations of the Geotechnical Report (PSM dated 17 March 2026) are to be implemented including relating to: <ul style="list-style-type: none"> • Dilapidation surveys and monitoring • Foundation and shoring design • Slab and pavement design. 	Prior to the relevant Construction Certificate
	All recommendations of the Groundwater Impact Assessment (PSM dated 20 February 2026) are to be implemented including the construction of a fully tanked basement and the following further assessment at the detailed design stage: <ul style="list-style-type: none"> • Design of shoring system and cut off should consider the recommended groundwater level and shall be designed to be impermeable • The cut off walls shall be designed to be installed adequately into the underlying bedrock strata to provide an adequate groundwater cut-off • Permeability test of the bedrock strata via a hydraulic packer testing should be undertaken to confirm the permeability of the bedrock. 	Prior to excavation works
Contamination	The outstanding data gaps identified in the Remediation Action Plan (JBS&G dated 23 October 2025) are to be addressed via further delineation once access is available to the relevant site portions, with the results to be evaluated within the broader RAP framework.	Prior to commencement of remediation / excavation works
	The processes outlined in the Remediation Action Plan (JBS&G dated 23 October 2025 or as updated to address the further delineation of contaminants) are to be implemented and the following documentation is to be developed and implemented to ensure the risks and impacts during remediation works are controlled in an appropriate manner: <ul style="list-style-type: none"> • An Asbestos Management Plan (AMP) to ensure the risks and impacts associated with asbestos removal and validation works are controlled appropriately • A Remediation Environmental Management Plan (REMP), to document the monitoring and management measures required to control the environmental impacts of the works and ensure the validation protocols are being addressed • A Work Health and Safety Management Plan (WHSP) to document the procedures to be followed to manage 	Prior to and during remediation / excavation works

Impact	Mitigation Measure	Timing
	<p>the risks posed to the health of the remediation workforce.</p>	
	<p>Upon completion of the works within the site, a validation report will be required to be submitted to the consent authority documenting that the site is considered suitable for the proposed use(s), subject (where applicable) to implementation of the LTEMP.</p>	<p>Prior to occupancy</p>
<p>Waste management</p>	<p>Construction and Demolition Waste Management measures outlined in the Waste Management Plan (MRA Consulting Group dated 29 October 2025) are to be reviewed as part of the preparation of the Construction Management Plan and implemented on site.</p>	<p>Prior to commencement of works and during demolition and construction.</p>
<p>Arboricultural</p>	<p>The tree protection measures outlined in the Arboricultural Impact Assessment (Bird Trees Consultancy dated 7 November 2025) are to be implemented.</p>	<p>Prior to commencement of works and during demolition and construction.</p>
<p>Biodiversity</p>	<p>Pre-clearance surveys of vegetation are to be carried out to determine whether any fauna habitat is present. If fauna habitat is identified, trees should be clearly marked, and all other vegetation should be cleared prior. An ecologist or similarly qualified personnel should be present during clearance works of vegetation containing identified fauna habitat.</p>	<p>Prior to commencement of works.</p>
<p>Stormwater management</p>	<p>Stormwater management measures detailed in the Integrated Water Management Plan (Mott Macdonald dated 6 March 2026) are to be implemented as part of the development.</p>	<p>During construction</p>
<p>Erosion and Sediment Control</p>	<p>Erosion and Sediment Controls as detailed in the Civil Drawings (Mott Macdonald dated 6 March 2026) will be implemented throughout the demolition and construction phase.</p>	<p>Prior to commencement of works.</p>
<p>Operational Noise and vibration</p>	<p>As outlined in the Noise and Vibration Impact Assessment (E-Lab dated 29 October 2025) specific acoustic ratings for each façade element is to be reviewed and specified at the detailed design stage.</p>	<p>Prior to commencement of construction of the residential flat buildings</p>
	<p>Selection and design of mechanical plant is to be considered during the design development stage to ensure compliance with the criteria outlined in the Noise and Vibration Impact Assessment (E-Lab dated 28 October 2025) at the nearest sensitive receiver catchments and may include:</p> <ul style="list-style-type: none"> ● Positioning mechanical plant away from nearby receivers ● Acoustic attenuators fitted to duct work ● Screening/acoustic louvres around mechanical plant ● Acoustic insulation within duct work. 	<p>Prior to commencement of construction of the residential flat buildings</p>

Impact	Mitigation Measure	Timing
	<p>The following noise mitigation and management procedures are to be integrated into an overall Operational Management Plan for the development:</p> <ul style="list-style-type: none"> • Use of the loading dock should be limited between the hours of 7am to 6pm. • Vehicles travel at no faster than 10km/h whilst on the premises • All service vehicle engines are to be switched off when parked or when unloading goods. • Use of the outdoor communal open space restricted to the day and evening period (7am to 10pm) • Signage displayed reminding residents to be considerate and minimise noise while the outdoor communal open space is in use. 	Prior to occupancy
Construction traffic impacts	<p>A detailed Construction Traffic Management Plan is to be prepared which addresses the principles in the Traffic Impact Assessment (JMT Consulting dated 28 November 2025) and outlines:</p> <ul style="list-style-type: none"> • Proposed construction vehicle routes • Indicative construction program • Expected construction vehicle types and volumes • Car parking arrangements and site access during construction • Safety measures to minimise impacts to pedestrians and cyclists. 	Prior to commencement of works.
Construction noise and vibration	<p>A Construction Noise and Vibration Management Plan is to be prepared which addresses the recommendations of the Noise and Vibration Impact Assessment (E-Lab dated 29 October 2025).</p>	Prior to commencement of works
Construction management	<p>A Comprehensive Construction Management Plan including a detailed construction certificate staging plan is to be prepared.</p>	Prior to commencement of works.