



Appendix C – Mitigation Measures Table

Punchbowl, Affordable housing, State Significant Development

150 The Boulevard & 34 Dudley Street Punchbowl

SSD-83256463

Prepared on behalf of Homes NSW

7 October 2025

Document control

Authors

Reviewed by	Michael File, Director	michael@fpdplanning.com
Prepared by	Paris Wojcik, Associate	paris.wojcik@fpdplanning.com

Project summary

Prepared on behalf of	NSW Land and Housing Corporation (operating as Homes NSW)
Land to be developed	150 The Boulevarde and 34 Dudley Street, Punchbowl
Legal description	Lot 1, DP 735045 and Lot 34, Sec 4, DP 5701
Project description	Construction of a residential flat building for the purposes of affordable housing

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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 Recommendations and Mitigation Measures

Impact	Mitigation Measure	Timing
Heritage	The Statement of Heritage Impact Assessment prepared by Artefact (Appendix M) recommends the following mitigation measures for the project: • If any inadvertent damage occurs to heritage items located in the vicinity of the study area due to the proposed works (including the locally listed 'War memorial and street trees', LEP no. I222), the damage must be reported immediately to the Project Manager and the relevant heritage specialists. Damage is to be made good in accordance with specialist heritage advice. • An unexpected heritage finds procedure should be prepared and incorporated into the Construction Environment Management Plan (CEMP) to be implemented through the works. • A brief heritage induction should be prepared to advise contractors of what to do in the event that an unexpected heritage find is encountered. The heritage induction should be delivered as part of the project environmental induction given at project commencement.	During construction
Aboriginal Cultural Heritage	The Aboriginal Due Diligence Report prepared by Artefact (Appendix L) recommends the following mitigation measure for the project: • If Aboriginal objects are discovered during the proposed works, works must stop immediately and an assessment must be undertaken in accordance with Part 6 of the <i>National Parks and Wildlife Act 1974</i>. It is recommended that a stop-work procedure be developed to allow proper assessment and management of any unexpected Aboriginal objects. A sufficiently experienced and qualified archaeologist should be engaged immediately to address the unexpected find and advise of further actions.	During construction
Operational traffic	The Traffic Impact Assessment prepared by TTPP at Appendix H recommends the following operational traffic mitigation measures for the project: • Construction of a permanent driveway near the eastern end of the Boulevardde frontage. • Consideration of a 'No Stopping' zone on either side of the driveway to maximise sight distance along The Boulevardde.	During construction and operation

Impact	Mitigation Measure	Timing
Construction traffic	The Preliminary Construction Traffic Management Plan (CTMP) within the TIA prepared by TTPP at Appendix H includes the following mitigation measures detailed below. Note. The following mitigation measures are preliminary and the requirement to prepare a Detailed CTMP should also be implemented as a condition of consent. <u>Vehicle access arrangement</u> • All authorised vehicles are to enter and exit the site in a forward direction. • A traffic controller will be located at the driveway to manage construction vehicle and pedestrian movements. • No queuing, marshalling or parking will be permitted on any surrounding roads. • Construction vehicles are to radio or call on approach to ensure adequate access to the site is available. <u>Construction parking</u> • Provision of a secure tool storage facility on-site to allow tradespeople to safely store tools required for the project allowing them to use public transport to travel to and from the site on a daily basis. • During the site induction phase and regular management meetings, staff would be instructed to use public transport when travelling to the site and public transport timetables. <u>Traffic impact</u> • Construction vehicles are to be permitted access outside of school pick up and drop off periods, to minimise impact to traffic flows along the adjoining road network. <u>Construction of permanent driveway</u> • A permanent driveway will be constructed near the eastern end of the boulevard frontage. • Pedestrians will be temporarily shifted to walk within the closed parking lane, with temporary skid resistant and DDA compliant ramps • Water filled barriers and traffic cones are to be installed to create separation for pedestrians from the construction works. • During the evenings, the temporary pedestrian path will be removed and a synthetic walkway will be placed on the footpath area to maintain pedestrian access on the south side of The Boulevard. <u>Impact on Pedestrians and cyclists and public transport</u> • Temporary sediment fencing is proposed around the site to create separation for vehicles and pedestrians to the construction site. • Pedestrian/ cycling access on all pedestrian and cycling facilities surrounding the work site is to be maintained at all times.	Prior to commencement of work / during construction

Impact	Mitigation Measure	Timing
	- All relevant permit approvals will be obtained from Council prior to the commencement of such construction works. <u>Community and motorist notification</u> - Neighbouring residents will be notified by letterbox drop with regard to the construction works for the approved work hours, anticipated impacts and traffic management plan. - Temporary advanced warning signs will advise motorists of their approach to the site access.	
Arboricultural	An Arboricultural Impact Assessment (AIA) prepared by Arterra at Appendix G provides the following recommendations as part of construction works including: - Management of construction period tree impacts - Canopy pruning and pruning methodology - Proposed tree protection and construction activity sequencing - Guidance on demolition work near trees or within Tree Protection Zones (TPZs) - Tree protection fencing and definition of TPZs - Ground protection within TPZs - Trunk and lower branch protection - Provision of temporary irrigation - Final landscaping within TPZs - Final building and pedestrian clearance pruning - Other tree protection measures to be implemented including controlled construction access and parking, clearing and removal of trees to be removed and communication including toolbox meetings and construction inductions	During construction
Construction management	It is recommended that preparation of a construction management plan (CMP) be implemented as a condition of consent.	Prior to commencement of work / during construction
Construction waste	It is recommended that preparation of a construction waste management plan be implemented as a condition of consent	Prior to commencement of works / during construction
Water quality	The Integrated Water Management Plan prepared by Mott Macdonald at Appendix I outlines number of sediment and erosion control measures to be undertaken as part of the construction works including: - Sediment fence to be installed around the site perimeter to trap any sediment. - Shaker grid/wash down facility to be installed at the site egress to limit any sediments from being carried outside of the constructions site. - Stockpile location to be confirmed by contractor on site during the construction phase, preferably to be located at the highest point of the site.	During construction
Construction noise and vibration	Preparation of a site-specific Construction Noise Management Sub-Plan (CNVMSP) which includes the	Prior to construction

Impact	Mitigation Measure	Timing
	recommendations and mitigation measures outlined in the Noise and Vibration Impact Assessment prepared by Pulse White Noise Acoustics at Appendix P.	
Operational noise and vibration	- Relevant noise mitigation measures are to be incorporated into the detailed design as outlined in the Noise and Vibration Impact Assessment prepared by Pulse White Noise Acoustics at Appendix P. - Preparation of a detailed acoustic assessment is undertaken to ensure all cumulative noise from engineering services (including the roof plant room) comply with the requirements as listed in Section 3 of the Noise Impact and Vibration Assessment.	Prior to construction
Contamination	The Contamination Reports prepared by Douglas Partners and Interim Audit Advice, prepared by Ramboll provide the following recommendations and additional investigations to be carried out for the project: - Implementation of the Remedial Action Plan (RAP) as provided at Appendix T. - Completion of a hazardous materials survey on all buildings to be demolished and completion of asbestos clearances following removal of any identified hazardous materials. - An environmental consultant be engaged to undertake the Data Gap Investigation (DGI) requirements outlined in the RAP and prepare a report documenting the findings. The report should be reviewed and approved by the Auditor. - If the results of the DGI change the assumptions in the RAP, preparation of an updated RAP or Remedial Works Plan (RWP) to record the updated remediation/validation requirements. Any RAP/RWP revision must be reviewed and approved by the Auditor. - Implementation of the RAP and updated RAP/RWP (if required) during redevelopment of the site. - Notification of any unexpected finds to the Auditor. - Preparation of a validation report at completion of the remediation works confirming the site is suitable for the proposed use. - If a cap and containment remedial strategy is implemented, preparation of an long term environmental management plan (LTEMP) outlining long term management requirements for the capped residual contamination.	Prior to / during construction
	Completion of a Section A site audit statement (SAS) and site audit report (SAR)	Prior to occupation
	Conditions of any site audit statement to become the conditions of the consent or the site owner / operator to comply with the obligations of the Environmental Management Plan (if required)	During operation
Geotechnical	The Geotechnical Investigation prepared by Douglas Partners at Appendix Q provides the following recommendations and additional investigations to be carried out for the project:	Prior to commencement of work / during construction

Impact	Mitigation Measure	Timing
	• Groundwater management • Excavation methods and equipment • Excavation vibration monitoring requirements • Waste disposal and re-use of excavated materials • Foundations and footings to verify bearing capacity.	
Ecological Sustainable Development	A BASIX Compliance Report has been prepared by E-LAB Consulting at Appendix K. To ensure that the future development meets a high standard of ESD, the following commitments are proposed: • NatHERS rating of 7.8 • BASIX Energy score of 67, exceeding the BASIX target of 60 • BASIX water score of 40, consistent with the BASIX target of 40	During construction / upon completion of construction