



Mitigation Measures

Belmore Affordable housing, State Significant Development

270-278 Burwood Road and 54 Lakemba Street, Belmore

Prepared on behalf of Homes NSW

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Document control

Authors

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Project summary

Prepared on behalf of	NSW Land and Housing Corporation (operating as Homes NSW)
Land to be developed	270-278 Burwood Road and 54 Lakemba Street, Belmore
Legal description	Lot 1, DP124465
Project description	Construction of a residential flat building for the purpose of affordable housing

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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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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
Geotechnical	<p>The Geotechnical Investigation prepared by Douglas Partners dated 28 October 2025 includes the following recommendations and mitigation measures to be implemented:</p> <ul style="list-style-type: none"> Groundwater monitoring and 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 	Prior to approval of the relevant Construction Certificate.
Contamination	<p>Implement the recommendations and requirements as outlined in the Remedial Action Plan (RAP) prepared by Douglas Partners, dated 28 October 2025.</p> <p>If required, prepare a Long Term Environmental Management Plan which addresses the recommendations detailed in the Preliminary Long Term Environmental Management Plan prepared by Douglas Partners dated 28 September 2025.</p>	Prior to commencement of works and during construction.
Trees	<p>Tree management measures are to be implemented for the proposed development in accordance with the recommendations provided in the Arboricultural Impact Assessment prepared by Arterra dated 28 October 2025..</p> <p>A Project Arborist is to be appointed to observe and direct all major works (within the defined Notional Root Zone and</p>	Prior to commencement of works and during construction.

Impact	Mitigation Measure	Timing
	Tree Protection Zones) including construction, below ground services excavation / installation and tree pruning.	
Noise attenuation	Relevant noise attenuation measures are to be incorporated into the detailed design as outlined in the Noise and Vibration Impact Assessment prepared by ADP Consulting dated 16 October 2025.	Prior to approval of the relevant Construction Certificate.
Erosion and Sediment Control	Erosion and Sediment Controls as detailed in the Civil Drawings will be implemented throughout the demolition and construction phase.	Prior to commencement of works.
Construction Traffic Impact	<p>A Construction Traffic Management Plan will be prepared which addresses the objectives and mitigation measures detailed in the Preliminary Construction Traffic Management Plan which forms part of the Traffic Impact Assessment prepared by TTPP dated 22 October 2025.</p> <p>The Construction Traffic Management Plan will address the following:</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	Prepare of a Construction Noise Management Sub-Plan (CNVMSP) which includes the recommendations and mitigation measures outlined in the Noise and Vibration Impact Assessment prepared by ADP Consulting, dated 16 October 2025.	Prior to construction
Construction Management	A Comprehensive Construction Management Plan will be developed.	Prior to commencement of works.
Construction and Demolition Waste	A Construction and Demolition Waste Management Plan will be prepared.	Prior to commencement of works.