Mitigation Measures

Florida Street, Sylvania, State Significant Development

SSD-83258708

29 Florida Street, Sylvania

Prepared on behalf of Homes NSW

10 December 2025

FPDplanning

Document control

Authors

Reviewed by	Michael File, Director	michael@fpdplanning.com
Prepared by	Katrina Burley, Associate	katrina.burley@fpdplanning.com

Project summary

Prepared on behalf of	NSW Land and Housing Corporation operating as Homes NSW
Land to be developed	29 Florida Street, Sylvania
Legal description	X DP411212, Y DP411212, Lots 2-9 & Lots 10-13 DP22661, Lot 104 DP 733063
Project description	Construction of eight residential buildings ranging in height from seven to nine storeys, accommodating 325 market dwellings and 159 social dwellings.

Contents

This page is left intentionally blank

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 October 2025).	Prior to commencement of works.
Archaeological heritage	An unexpected finds protocol is to be incorporated into the Construction Management Plan for the site as detailed in the Baseline Archaeological Assessment (Curio Projects September 2025).	Prior to commencement of works.
Geotechnical and groundwater	All recommendations of the Geotechnical Report (JBS&G dated 7 November 2025) are to be implemented including relating to: • Dilapidation surveys and monitoring • Foundation and shoring design • Slab and pavement design • Further assessment of bedrock depth • Preparation of a Groundwater Impact Report (see below).	Prior to the relevant Construction Certificate.
	The Geotechnical Report recommends preparation of a Groundwater Impact Report be prepared to inform: • The required depth of the shoring system and likely inflows and drawdown during the construction stage • The design groundwater levels during construction in perpetuity • Dewatering methodologies • Drawdown extents • Settlements due to dewatering • Disposal of extracted water • Monitoring and licensing requirements.	Prior to excavation works.
Contamination	The outstanding data gaps identified in the Remediation Action Plan (JBS&G dated 3 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 3 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: • 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	Prior to and during remediation / excavation works

Impact	Mitigation Measure	Timing
	measures required to control the environmental impacts of the works and ensure the validation protocols are being addressed; and • A Work Health and Safety Management Plan (WHSP) to document the procedures to be followed to manage the risks posed to the health of the remediation workforce.	
	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).	Prior to occupancy
Waste Management	Construction and Demolition Waste Management measures outlined in the Waste Management Plan (MRA Consulting Group dated 9 December 2025) are to be reviewed as part of the preparation of the construction Management Plan and implemented on site.	Prior to commencement of works and during demolition and construction.
Arboricultural	For Trees 10, 46, 48, 49, 151 and 163 as detailed in the Arboricultural Impact Assessment (Bird Trees Consultancy dated 28 November 2025) an ISA (TRAQ) Level 3 Risk Assessment be conducted including internal diagnostic testing to determine the viability of these trees.	Prior to commencement of works.
	The tree protection measures outlined in the Arboricultural Impact Assessment (Bird Trees Consultancy dated 28 November 2025) are to be implemented for the development.	Prior to commencement of works and during demolition and construction.
Biodiversity	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.	Prior to commencement of works.
Stormwater Management	Stormwater management measures detailed in the Integrated Water Management Plan (Mott Macdonald dated 12 November 2025) are to be implemented as part of the development.	During construction
Erosion and sediment control	Erosion and Sediment Controls as detailed in the Civil Drawings (Mott Macdonald dated 12 November 2025) will be implemented throughout the demolition and construction phase.	Prior to commencement of works.
Operational Noise and vibration	As outlined in the Noise and Vibration Impact Assessment (E-Lab dated 9 December 2025) specific acoustic ratings for each façade element is to be reviewed and specified at the detailed design stage.	Prior to commencement of construction.
	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 9 December	Prior to commencement of construction.

Impact	Mitigation Measure	Timing
	2025) at the nearest sensitive receiver catchments and may include: • Positioning mechanical plant away from nearby receivers • Acoustic attenuators fitted to duct work • Screening/acoustic louvres around mechanical plant • Acoustic insulation within duct work.	
	The following management procedures are to be integrated management of the communal open space: • 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	A detailed Construction Traffic Management Plan is to be prepared which addresses the principles in the Traffic Impact Assessment (JMT Consulting dated 3 December 2025) and outlines: • 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	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 9 December 2025).	Prior to commencement of works
Construction management	A Comprehensive Construction Management Plan including a detailed construction certificate staging plan is to be prepared.	Prior to commencement of works.