

PROPOSED MITIGATION MEASURES

**Proposed Mixed-Use Development, including
Affordable Housing**

State Significant Development (SSD-84190958)

Nos. 23 – 25 Ashton Avenue, The Entrance

APRIL 2026

Ref: 1213_PMM

**PROPOSED MITIGATION MEASURES FOR
Proposed Mixed-Use Development, including Affordable Housing**

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This document has been authorised by Anthony Williams

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This document has been registered with our solicitors along with a copy of all previous materials.

TABLE OF CONTENTS

1 Project Summary 3

2 Proposed Mitigation Measures 3

1 Project Summary

A summary of the project details is provided in **Table 1** below.

Table 1: Project Summary

Prepared on behalf of	Pacific Link Housing
Subject Site	Nos. 23 – 25 Ashton Avenue, The Entrance
Legal Description	Lot 24, Section 2, DP14230; Lot 36, Section 2, DP14230; Lot 37, Section 2, DP14230.
Project Description Summary	7-storey mixed-use building, including 50 shop-top housing apartments (at least 60% affordable housing) and ground floor commercial space.

2 Proposed Mitigation Measures

The proposed measures to mitigate the likely impacts of the Proposal are outlined in **Table 2** below.

Table 2: Proposed Mitigation Measures

Matter	Proposed Mitigation Measure	Proposed Timing
Construction Impacts	A comprehensive Construction Management Plan will be prepared prior to the commencement of works, which shall include consideration of all relevant recommended Mitigation Measures within this document. In addition, it should include consideration of measures to minimise construction air quality impacts.	Prior to issue of Construction Certificate
Acid Sulfate Soils	Prior to the undertaking of earthworks, an <i>Acid Sulfate Soils Management Plan</i> shall be prepared and implemented.	Prior to commencement of earthworks
Geotechnical	All relevant recommendations of the <i>Geotechnical Report</i> (Regional Geotechnical Solutions, Report No. RGS50080.2-AD, dated 5 December 2023) shall be implemented.	Prior to commencement of earthworks
Aboriginal Cultural Heritage	If a natural sandstone platform or boulder is unexpectedly uncovered during works then works should stop until a suitably qualified archaeologist can inspect the sandstone surface for Aboriginal rock engravings and/or grinding grooves.	Prior to and during earthworks
	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 National Parks and Wildlife Act 1974. If the activity cannot avoid harm to Aboriginal objects, works cannot proceed until further investigation is undertaken and correct approvals in place.	Prior to and during earthworks
Biodiversity	Construction works to occur during daylight hours to minimise noise disturbance.	During demolition and construction works
	Dust suppression should be managed appropriately throughout construction duration.	During demolition and construction works

Matter	Proposed Mitigation Measure	Proposed Timing
Contamination	The material within the TRH impacted area should be excavated and disposed of at a licenced landfill site in accordance with the recommendations within the <i>Detailed Site Investigation – Contamination Assessment</i> (Regional Geotechnical Solutions, Report No. RGS50080.2 - AG, dated 13 May 2024) and <i>Waste Classification</i> (Regional Geotechnical Solutions, Report No. RGS50080.2-AH, dated 21 May 2024).	Prior to and during excavation works
	All additional recommendations of the <i>Detailed Site Investigation – Contamination Assessment</i> (Regional Geotechnical Solutions, Report No. RGS50080.2 - AG, dated 13 May 2024) shall be implemented.	Prior to and during excavation works
Non-Aboriginal Heritage	Any further design development should be reviewed and supported by a revised heritage impact assessment.	Prior to design amendment (if any)
Noise and Vibration	During construction planning, the construction manager should have regard to Table 3-11 (<i>Recommended Minimum Safe Working Distances for Vibration Intensive Plant from Sensitive Receiver</i>) within the <i>Acoustic Assessment</i> (RAPT Consulting, Revision 0, dated 11 March 2026) for the selection of plant to minimise vibration impacts on sensitive receivers.	Prior to issue of Construction Certificate
	A Construction Noise Management Plan (CNMP) should be prepared to manage construction noise throughout the demolition and construction phases. The CNMP should be prepared with regard to the recommendations within the <i>Acoustic Assessment</i> (RAPT Consulting, Revision 0, dated 11 March 2026).	Prior to issue of Construction Certificate
	Waste collection activities should occur during daylight hours to minimise noise impacts on sensitive receivers.	During operation
	During detailed design, building plant shall be selected, designed and installed to achieve the external and internal noise objectives outlined within the <i>Acoustic Assessment</i> (RAPT Consulting, Revision 0, dated 11 March 2026).	During detailed design
	During detailed design, the building façade design should include Category 3 noise control treatments or other suitable alternative measures as outlined within the <i>Acoustic Assessment</i> (RAPT Consulting, Revision 0, dated 11 March 2026). Ventilation requirements should also be satisfied so that occupants of all units may leave windows closed if desired.	During detailed design
Flooding and Stormwater	The building materials and fit-out of the Ground floor Pump Room and Booster Assembly room shall be constructed of flood-resilient materials. Any electrical services or equipment within the room should be elevated at least 0.3m above the Finished Floor Level. Refer to the <i>Flood Impact and Risk Assessment</i> (Torrent Consulting, Revision 02, dated 17 March 2026).	During construction works
	The entrance areas of the Ground floor office tenancy (in the location of the entrance ramp) shall be constructed of flood-resilient materials. Any electrical services or equipment within the room should be elevated at least 0.3m above the Finished Floor Level. Refer to the <i>Flood Impact and Risk Assessment</i> (Torrent Consulting, Revision 02, dated 17 March 2026).	During construction works

Matter	Proposed Mitigation Measure	Proposed Timing
	Doors with a flood-resistant watertight seal shall be installed within the lobby area of the residential lifts. Refer to the <i>Flood Impact and Risk Assessment</i> (Torrent Consulting, Revision 02, dated 17 March 2026).	During construction works
Transport, Traffic and Accessibility	As part of the Construction Management Plan, a Pedestrian and Construction Traffic Management Plan shall be prepared, informed by the findings and recommendations of the <i>Traffic Impact Assessment</i> (SECA Solution, Version 03, dated 24 March 2026).	Prior to issue of Construction Certificate
Crime Prevention through Environmental Design	Consider the recommendations of the <i>Crime Prevention through Environmental Design Report</i> (WPP, Revision 3, dated 27 March 2026) during the detailed design and operational phases of development.	During detailed design and operational phase
Ecologically Sustainable Development	Consider the proposed mitigation measures in Section 6 of the <i>Ecologically Sustainable Development Report</i> (E-Lab Consulting, Revision 02, dated 24 March 2026) during the detailed design and construction phases of development.	During detailed design
Waste Management	Consider the recommendations of the <i>Waste Management Plan</i> (MRA Consulting Group, Version 01, dated 24 March 2026) in relation to the demolition, construction and operational phases of development.	During detailed design, construction and operational phases