

Annexure B: Mitigation Measures

Table 1 Mitigation Measures

Category	Measure	Timing
Soils and drainage		
Saline Soils	A Saline Soils Management Plan shall be prepared prior to the issuing of the Construction Certificate.	Prior to issuing the Construction Certificate
Reactive Soil	The designer should ascertain that the ground bearing slabs of the proposed building are designed for recommended site classification and suitable for the proposed building so that the building can safely tolerate anticipated shrink swell movements. It is desirable that the foundation materials after construction of the building platforms are tested to ascertain that the design of the ground bearing slabs is appropriate for anticipated shrink swell movements of the foundation. The designer should recognise that the shrink swell movement of foundation varies across the site.	Prior to the issuing of a Construction Certificate
Dispersive Soils	A Soil Management Plan must be prepared developed in accordance with the Landcom Guidelines (References 8 and 9) and all earthworks including disturbance and excavation of soils for the proposed development should be carried out in accordance with the Plan.	Prior to issuing the Construction Certificate
Saline Soils	A Saline Soils Management Plan is to be prepared and all earthworks, including disturbance and excavation of soils, during proposed activity should be carried out in accordance with this Plan.	Prior to the commencement of construction works
Saline Soils	Unless additional testing is carried out to delineate non-saline soil (which may be present across the site), disturbance and excavation of localised non-saline soil should also be carried in accordance with an appropriate SSMP.	Prior to the commencement of construction works
Groundwater	To prevent build up of groundwater behind basement walls and minimise impact of such groundwater during inclement weather, the perimeter of the basement wall is to be provided with drainage to collect and dispose of the stormwater safely in	Prior to the issuing of the Construction Certificate

Category	Measure	Timing
	accordance with recommendation provided in the Geotechnical Report prepared by Geotechnique.	
Geotechnical	The detailed design shall consider all the recommendations outlined in the Geotechnical report prepared by Geotechnique, dated 27 February 2026 in relation to structure, basement and building design, floor slabs, retaining walls and ground water management.	Prior to the issuing of the Construction Certificate
Site stability	<p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier a Report from a Professional Engineer, which includes the following:</p> <ul style="list-style-type: none"> (a) geotechnical details which confirm the suitability and stability of the site for the development; (b) design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land; (c) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings; (d) details to demonstrate that the proposed methods of support and construction are suitable for the site and will not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration; (e) details of how adequate support will be provided for the adjoining land and buildings located upon the adjoining land at all times throughout building work; and (f) details of written approvals that have been obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place). 	
Erosion and sediment control	All erosion and sediment control measures will be constructed in accordance with “ <i>Managing Urban Stormwater – Soils & Construction Volume 1 2004</i> (Landcom)” and “ <i>Approved Methods for the Modelling and Assessment of air pollutants in NSW</i> (EPA).	Prior to/during construction

Category	Measure	Timing
Cut and fill	Opportunities to reuse fill in landscaping areas, such as landscaped mounding or off-site stockpiling for nearby, future developments can, should be explored in the detailed design phase.	Detailed design
Connecting with Country		
Engagement	Future engagement should be undertaken in line with the Aboriginal Design Principles document prepared by WSP.	Design development
Aboriginal design principles and local language	Opportunities for Aboriginal design principles to be incorporated into elements of the building design and the use of local language should be explored during design development and consider the Aboriginal Design Principles that have been established by WSP.	Design development
Interpretation Strategy	An Interpretation Plan or Strategy shall be prepared at the detailed design stage. The Plan shall outline how it will identify opportunities to interpret and communicate Aboriginal cultural values, heritage, and connections to Country associated with the site through the design. The Interpretation Plan must outline interpretive themes, methods (such as landscaping, sculptural elements, signage, public art, digital media or the like), locations, and ongoing management measures. All interpretation must be culturally appropriate, accurate, and respectful, and must incorporate input from the consulted Aboriginal community.	Design Development
Noise and vibration		
Operational noise	A review of noise emissions and refinement of treatments should be undertaken during design development.	Detailed design
Operational noise – building design	Design measures to manage acoustic road noise should be considered, including upgraded glazing, lining of soffit and walls with absorptive materials, sharing ventilation between internal rooms and increased screening heights.	Detailed design
Operational noise – plant and equipment	Acoustic treatments of plant and equipment should consider the indicative treatments outlined in the Acoustic Report prepared by Northrop dated 6 March 2026.	Detailed design

Category	Measure	Timing
Construction noise and vibration	A detailed Construction Noise and Vibration Management Plan should be prepared, which implements the recommendations outlined in the Acoustic Assessment prepared by Northrop dated 6 March 2026.	Prior to construction
Compliance with Acoustic assessment	Prior to the issue of the first Construction Certificate, the Applicant must submit a Report to the Certifier from a Professional Engineer demonstrating that the design of the development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the Acoustic Report, prepared by Northrop, dated 6 March 2026.	Prior to issuing the first Crown Construction Certificate
Acoustic requirements	The recommendations of the Acoustic Report prepared by Northrop dated 6 March 2026 shall be incorporated into the detailed design.	Prior to issuing the first Crown Construction Certificate
Structural elements		
Retaining walls	The structural design for retaining walls and associated structures shall be in accordance with the provisions outlined in section 3.1.2 of the Structural Engineering Report prepared by Xavier Knight, 27 March 2026	Detailed design
Structural Foundations	Structural foundations shall be designed in accordance with the requirements of Section 3.2.3 of the Structural Engineering Report prepared by Xavier Knight, 27 March 2026	Detailed design
Primary Building Structure	All structural elements for the primary building structure are to be constructed from reinforced and post-tensioned concrete and the design shall consider the requirements stipulated in Section 3.2 of the Structural Engineering report prepared by Xavier Knight, 27 March 2026	Detailed design
Structural loads	The loads of the building are to be designed and constructed in accordance with AS/NZS 1170.1 and in accordance with the provisions outlined in Section 4 of the Structural Engineers report prepared by Xavier Knight, 27 March 2026.	Detailed design

Category	Measure	Timing
Structural Design	The structural design of the building shall be in accordance with structural requirements included in Australian Standards and relevant sections in the NCC.	Detailed design
Design Life	The structural elements of the buildings shall be designed to provide adequate performance for a minimum period of 50years.	Detailed design
Retaining walls	<p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier evidence that all retaining walls to be constructed as part of the development:</p> <ul style="list-style-type: none"> (g) are located wholly within the site boundaries; (h) are of masonry construction; and (i) have been designed by a Professional Engineer where the height exceeds 600 mm. 	

Bushfire

Asset Protection Zones	Provide Asset Protection Zones (APZs) to the proposed development, consistent with Schedule 1 – Plan of Bushfire Protection Measures and in Table 2-1 in the Bushfire Protection Assessment Proposed Affordable Housing Apartments by Travers Bushfire and Ecology and dated 6 March 2026.	Design development and during construction
BAL Levels	All future dwellings are to be constructed to achieve BAL-12.5 compliance (AS 3959:2018)	Prior to the issuing of the Construction Certificate
Fire hydrants	A detailed review and assessment of the hydrant placement and location shall occur to ensure compliance with AS 2419.1:2005.	Prior to the issuing of the Construction Certificate
Landscaping	The site must be managed as an inner protection area (IPA), including ensuring the overall tree canopy is less than 15%, in accordance with Appendix 4 of <i>Planning for</i>	Ongoing

Category	Measure	Timing
	<i>Bushfire Protection</i> , either in perpetuity or until all adjoining bushfire threats are removed.	
Landscaping	A Vegetation Management Plan shall be prepared to include bushfire management maintenance practices that will need to be adopted. The Plan shall be prepared to ensure mulch or leaf litter understorey is avoided.	Prior to occupation and ongoing condition.
Access	Any proposed kerb and guttering on the northern side of the future MacDonald Road carriageway, adjacent to the forested wetland vegetation within the Maxwell Creek corridor, should be replaced with roll-top kerbing to facilitate better access for firefighting vehicles.	Detailed design stage and Prior to occupation
Services	The provision of electrical reticulation and reticulated water must be in accordance with the Planning for Bushfire Provisions. There shall be no gas connection to the development apart from the use of small, bottled gas on balconies for BBQs.	Prior to occupation
Services	The detailed design shall include adequate fire suppression systems such as fire sprinklers, smoke alarms, fire blankets and fire extinguishers on each level of the building including the carpark.	Prior to the issue of a Construction Certificate
Services	All electrical transmission lines are to be installed underground.	Prior to occupation
Fire safety certification	A Fire Safety Certificate is to be issued prior to the occupation of the building.	Prior to issuing the occupation certificate
Materials	All fencing and gates must be constructed from non-combustible materials.	Construction
Evacuation	A Bushfire Emergency and Evacuation Plan (BEEP) is to be prepared for and implemented for the site and subject to regular drills and maintenance. The Bushfire Emergency and Evacuation Plan (BEEP) is to be updated annually before the start of the official bushfire season on October 1.	Prior to occupation

Waste

Category	Measure	Timing
Operational waste management	Building Management will be responsible for waste management during operations, which should be undertaken in accordance with the guidance outlined in the Waste Management Plan (MRA Consulting Group, 13 March 2026).	During operation
Waste storage	Detailed design waste storage areas shall consider the requirements of the Liverpool Development Control Plan 2008, including <ul style="list-style-type: none"> • Floor graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls; • Walls cement rendered to a smooth, even surface and coved at all intersections; and • Room adequately ventilated. 	Detailed design
Waste signage	Appropriate waste signage is to be installed in waste rooms which provide the following guidance: <ul style="list-style-type: none"> • Details regarding acceptable recyclables; • Recyclables are to be decanted loose (not bagged); • No standing and danger warnings apply to the area surrounding the waste storage area; • Contact details for arranging the disposal of bulky items; and • The area is to be kept tidy. 	Prior to occupation
Maintenance	Building management will be responsible for preventing litter and pollution through: <ul style="list-style-type: none"> • Maintenance of open and common site areas; • Ensuring waste areas are well maintained and kept clean; • Securing the waste storage area from vandalism and the escape of litter; • Identification and appropriate disposal of goods with hazardous material content (paints, e-waste, fluorescent tubes); • Taking action to prevent dumping and unauthorised use of waste areas; and • Requiring contractors to clean up any spillage that may occur during waste servicing or other work. 	During operation
Construction waste management	Construction waste management is to be undertaken in accordance with Section 5.2 of the Waste Management Plan prepared by MRA Consulting Group, 13 March 2026.	Construction

Category	Measure	Timing
Waste Management Plan	A detailed waste management plan shall be prepared prior to occupation of the building highlighting how residents, management and maintenance staff are to manage and dispose of all waste. Signage around the building shall be installed and within the waste storage rooms to outline the waste disposal process and expectations.	Prior to occupation
Crime and safety		
Secure access	<p>During detailed design, and in consultation with the CHP, consideration should be given to inclusion of mechanisms to control unauthorised access into the different parts of the development, including:</p> <ul style="list-style-type: none"> • secure access to basement car parking for vehicles, • secure access to waste rooms and bicycle storage areas to ensure access by residents and building management only, • restricting access to other services areas to building management only, and • secure gated access to the eastern side of the building from Macdonald Parade. 	Detailed design
Lighting	Provide lighting throughout all accessible parts of the development and site, including internal spaces (corridors, basement, lift lobby, entry and exits) and external areas (pathways, undercroft bike storage, communal open space and entry and exits points).	Detailed design
Lighting	Lighting should be bright enough to allow for easy surveillance.	Detailed design
Lighting	Lighting is to be evenly distributed throughout the car park.	Detailed design
CCTV	A CCTV network should be considered in consultation with the CHP provider. To ensure the CCTV network is effective, lighting in and around the development should be designed to correspond with the placement of the CCTV cameras to permit adequate facial recognition of CCTV images at all times.	Detailed design
Wayfinding signage	Provide appropriate wayfinding signage within the basement and communal areas and areas of open space.	Detailed design

Category	Measure	Timing
Maintenance	The CHP should implement a regular maintenance program of all areas of the proposed development, and in particular landscaping and communal spaces, in addition to regular operational management and servicing. This should include a “rapid response” to maintenance issues such as graffiti and illegal dumping around the site perimeter.	Operation
Plan of Management	<p>A Plan of Management shall be prepared in consultation with the CHP and should consider the following (but not limited to these);</p> <ul style="list-style-type: none"> • Use of the communal room and area of communal open space addressing hours of usage (between 6am to 10pm for example) • Noise limitations and expectations for all residents • Hours of use for the co-working space • Maintenance schedule • General operational requirements • Garbage and waste disposal responsibilities • Establish a Complaints register and incident protocol and process • Details of managing agent contact number and details. • Management of communal areas, open space and the site through link • Tenant induction and behaviour/house rules <p>The Operational Plan of Management shall be reviewed and updated annually.</p>	Prior to Occupation
Traffic and access		
Car share	A Licence and/or Agreement with a car share provider for the three (3) car share spaces in the basement will need to be established. The car share provider should also assist in implementing the Green Travel Plan initiatives.	Prior to occupation
Parking designation	<p>Residential parking spaces shall be marked and designated accordingly. The following provisions shall be implemented</p> <ul style="list-style-type: none"> • Every adaptable apartment shall have one (1) designated accessible car space 	Prior to occupation

Category	Measure	Timing
	<ul style="list-style-type: none"> The terrace/attached dwellings and any 3-bedroom apartments shall be designated the tandem car parking spaces with any remaining 3-bedroom apartments being designated one (1) car parking space per apartment. The retail car parking spaces shall be line marked accordingly; The car share spaces and retail spaces shall be line marked accordingly. The loading dock shall also be line marked accordingly 	
Laneway	Signs shall be included along the laneway to ensure 'No Parking' is permitted at all times. Any restrictions along the laneway shall be provided in accordance with Council's requirements and provisions.	Prior to occupation
Loading dock	Bollards and/or other building safety design measures may need to be implemented to ensure pedestrian safety is maintained at all times. Alternative measures to delineate this area can be explored subject to satisfaction with Council's requirements.	Prior to occupation
Loading dock usage	The loading dock shall only be used between the hours of 7am and 10pm daily.	Prior to occupation
Construction traffic	Prepare a detailed Construction Traffic Management Plan (CTMP) and Construction Worker Transport Strategy, with reference to the preliminary CTMP provided in Traffic and Access Impact Assessment (SCT Consulting Pty Ltd, 20 March 2025).	Prior to construction
Green Travel Plan	Implement and monitor the Green Travel Plan initiatives outlined in the Traffic and Access Impact Assessment (SCT Consulting Pty Ltd, 20 March 2025).	Prior to/during occupation
Sustainability		
Green Star	The proposal is to target a 4 star rating under Green Star Buildings	Detailed design
NatHERS	The building is to achieve the minimum NATHERS requirements as outlined in Certificate No.0012869240	Detailed design
Net Zero	A Zero Carbon Action Plan is to be developed for the building.	Detailed design

Category	Measure	Timing
Climate risk	100% of extreme and high climate risks identified in Section 9 of the ESD report prepared by Hip v Hype are to be integrated into the design.	Detailed design
Landcom sustainability targets	Landcom’s sustainability targets, Climate Change Resilience and Community Resilience Plans are to inform the detailed design.	Detailed design
ESD Opportunities	ESD opportunities included in the ESD report prepared by Northrop are to be explored during detailed design stage.	Detailed design
Certification	Prior to occupation verification shall be provided to ensure all ESD measures have been implemented through the design and construction phases of the development. Confirmation shall be provided prior to occupation.	Prior to occupation
BASIX	BASIX commitments outlined in the BASIX Certificate 1837970M_02 dated 27 March 2026 shall be satisfied and included in the detailed design and implemented in the construction of the development.	Detailed design

Wind

Ground level amelioration	<p>Implement the following treatment measures to ameliorate wind effects, and to ensure safe and comfortable wind conditions within and around the ground plane of the development.</p> <ul style="list-style-type: none"> • Inclusion of densely foliating vegetation such as trees or shrubs/hedge planting within the proposed landscape areas along the various street frontages of the site. In particular around the corner areas of the development and around areas intended for short duration stationary activities such as outdoor seating or main entranceways • The densely foliating vegetation along the MacDonald Road and Buchan Avenue frontages of the site are to be of an evergreen species to ensure their effectiveness in wind mitigation throughout the year 	Detailed design
Podium rooftop communal open space	Implement the following treatment measures to ameliorate wind effects, and to ensure safe and comfortable wind conditions within and around the Level 2 podium level communal open space of the development.	

Category	Measure	Timing
	<ul style="list-style-type: none"> • Inclusion of the proposed 1.5m high impermeable screen along the northern MacDonald Road frontage of the communal open space as indicated in the architectural drawings. • Inclusion of the proposed impermeable and lattice screens at least 1.8m high along the southern future laneway frontage of the communal open space as indicated in the architectural drawings. • Inclusion of densely foliating vegetation such as trees or shrubs/hedge planting within the proposed landscape areas of the communal open space. In particular around the corner areas of the development and around areas intended for short duration stationary activities such as outdoor seating 	
Balconies	<p>Implement the following treatment measures to ameliorate wind effects, and to ensure safe and comfortable wind conditions within and around the Level 2 podium level communal open space of the development.</p> <ul style="list-style-type: none"> • Inclusion of the proposed balustrades, full-height impermeable intertenancy screens, and full-height lattice end screens along the perimeter edge of the balconies as indicated in the architectural drawings. In particular the full-height lattice end screens along the south-western private balconies on Tower B. • Consider the inclusion of full-height impermeable or lattice end screens along one of the exposed perimeter edges of the northern and western corner private balconies facing MacDonald Road and Buchan Avenue on both Towers 	Detailed design
Contamination		
Contamination	In the event that contamination is identified during development works, an unexpected finds protocol should be followed, including ceasing of works and the engagement of a suitably qualified environmental consultant to assess the area.	During construction and building works.
Waste disposal	A waste classification assessment should be carried out on any soil materials proposed for disposal off-site as per the NSW EPA Waste Classification Guidelines	During construction and building works

Category	Measure	Timing
	(2014) and records of transport and disposal of any materials off-site should be maintained.	
Soil materials	Any soil materials that are designated for off-site disposal including any virgin excavated natural material (VENM) must be classified in accordance with the NSW EPA (2014) Waste Classification Guidelines.	During construction
Imported material	Any material being imported to the site should be validated as suitable for the intended (residential) use, in accordance with the NSW EPA (2014).	During construction
Suspect materials	If suspected materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos sheets, pieces, pipes, ash material, imported fill materials (which are different to those encountered during this assessment) etc are encountered during any stage of future earthworks, site preparation, we recommend that an unexpected finds protocol is implemented.	During construction
Sediment Dam	The proposed works shall not impact or effect the existing sediment dam located to the north-east of Block 20a.	At all times, during building and construction works.
Access		
Accessibility	The recommendations within the Access Report prepared by Credwell dated March 2026 shall be implemented into the final detailed design.	Prior to the first Crown Certificate being issued
BCA/NCC		
BCA compliance	Prior to the issuing of the first Crown Construction Certificate the design of the development shall satisfy the provisions of the NCC and BCA and shall adopt and include any recommendations in the BCA Assessment Report prepared by Credwell and dated March 2026.	Prior to the issuing of the first Crown Certificate.
Deemed to satisfy	The recommendations included in the Deemed to Satisfy assessment prepared by Northrop dated March 2026 in respect to building fabric (roof, ceiling construction,	Prior to the first Crown Certificate being issued.

Category	Measure	Timing
	roof lights, walls and glazing and floors) shall be implemented in the detailed design. Details shall be included in the construction certification.	
Stormwater		
Stormwater management	Stormwater and drainage shall be designed to satisfy <i>Liverpool City Council's Development Control Plan 2008</i> and the <i>On-Site Stormwater Detention Policy and Design Specification</i> and in accordance with the design and provisions outlined in the Integrated Water Management Plan prepared by Xavier Knight dated 6 March 2026	Prior to issuing the first Crown Certificate and during construction
Stormwater management system	<p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier details of an operational stormwater management system for the development designed by a suitably qualified and experienced person(s):</p> <ol style="list-style-type: none"> generally in accordance with the conceptual design in the EIS and any Council stormwater requirements and specifications which are consistent with that conceptual design; in accordance with applicable Australian Standards; and with a system capacity designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. 	Prior to issuing the first Crown Certificate and during construction
OSD Tank	An easement shall be created over the On-Site Detention (OSD) tank and any associated drainage infrastructure to ensure ongoing access, maintenance, and operation. The easement is to be a restriction on title.	Prior to occupation
Services	Prior to the issuing of the first Crown Certificate, a Section 73 Compliance Certificate will be lodged with Sydney Water with evidence provided to the Certifier once issued.	Prior to issuing the first Crown Certificate
Services/utility	<p>The detailed design will need to address the following design details as outlined in the Infrastructure Report prepared by ADP Consulting dated 4 March 2026;</p> <ul style="list-style-type: none"> Include and outline final water and sewer connection points Confirmation of sewer junction invert levels Final water and sewer service sizing 	Prior to issuing of the first Crown Certificate

Category	Measure	Timing
	<ul style="list-style-type: none"> Trade waste servicing requirements (if required) 	
Reticulation Strategy	<p>During the detailed design stage and prior to commencement a reticulation strategy is to be prepared which outlines how water, sewer, stormwater, electricity and associated services will be distributed across a site or development in more detail. This shall be prepared by a fully qualified Engineer and shall be to the satisfaction to the Certifier.</p>	Prior to commencement
Affordable Housing		
Restriction on title	<p>Prior to the issue of any Occupation Certificate, the Applicant must provide to the Certifier evidence that:</p> <ul style="list-style-type: none"> a) the affordable housing component is complete and ready for occupation; b) a restriction has been registered against the title of the site on which development is to be carried out, in accordance with section 88E of the <i>Conveyancing Act 1919</i>, requiring: <ul style="list-style-type: none"> (i) a minimum of 172 dwellings within the development to be used for the purposes of affordable housing as defined by the EP&A Act and the <i>State Environmental Planning Policy (Housing) 2021</i> for a minimum of 15 years from the date of issue of the occupation certificate; (ii) specifically nominating those units to be allocated and used for affordable housing; and (iii) the affordable housing component must be managed by a registered community housing provider; c) an agreement with a registered community housing provider for the management of the affordable housing component has been given to the Registrar of Community Housing, including the name of the registered community housing provider; and d) the requirements of paragraphs (m) and (n) have been met and evidence has been given to the consent authority. 	Prior to occupation

Category	Measure	Timing
Infill affordable housing	A minimum of 172 dwellings within the development must be used for the purpose of affordable housing as defined by the EP&A Act and <i>State Environmental Planning Policy (Housing) 2021</i> .	Ongoing
Annual reporting	<p>The Applicant (or others responsible for the management of the affordable housing apartments, such as the Community Housing Provider) must use best endeavours to ensure the affordable housing component is at full occupancy and, by 30 June each year, must submit to the Planning Secretary a report relating to the previous 12-months period as to:</p> <ul style="list-style-type: none"> a) the occupancy rates of the affordable housing component for that year; and b) compliance with the requirement in this condition to use best endeavours to achieve full occupancy. 	Ongoing
Affordable requirements	<p>In accordance with Section 21 of the Housing SEPP, and for a minimum period of 15 years commencing on the day an Occupation Certificate is issued for all parts of the building(s) to which this development relates the following provisions must be adhered to:</p> <ul style="list-style-type: none"> a) the affordable housing component must be used for affordable housing; and b) the affordable housing component must be managed by a registered community housing provider; and c) notice of a change in the registered community housing provider who manages the affordable housing component must be given to the Registrar of Community Housing and the Consent Authority no later than 3 months after the change; and d) the registered community housing provider who manages the affordable housing component must apply the Affordable Housing Guidelines. 	Ongoing

Category	Measure	Timing
Public Domain		
Public Domain Plan	<p>Prior to the issue of the first Construction Certificate, the Applicant must submit a Public Domain Plan package for all street frontages to Council’s Urban Design team for review. The Public Domain Drawings must include the following:</p> <ul style="list-style-type: none"> a) street layouts and typical cross sections; b) existing and proposed footpaths (width, materials etc.); c) all necessary connections for both pedestrians and vehicles (i.e. pavement) between public footpaths and site entries including material specification and width etc.; d) all necessary connections for both pedestrians and vehicles (i.e. pavement) between public footpaths and site entries including material specification and width etc.; e) existing and proposed kerb and gutter embellishments (where required); f) all street tree plantings (location, species, spacing, size and planting details); and g) driveway layback and crossovers (both proposed and any to be removed). <p>The Plan shall consider the provisions of the Edmondson Park Public Domain and Landscaping Plan (as approved by MOD 5) and shall be to Council’s satisfaction.</p>	Prior to commencement
Public Art Strategy		
Public Art Strategy	<p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a detailed Public Art Strategy prepared in consultation with Council and local Aboriginal artists.</p> <p>The Public Art Strategy must contain the final design, materials, finishes, construction methodology, ownership, ongoing maintenance methodology, associated budgeting arrangements and evidence of consultation undertaken</p>	Prior to commencement of above ground works

Category	Measure	Timing
Relics		
Aboriginal objects	If, while undertaking the activity, an Aboriginal object is identified, it is a legal requirement under Section 89A of the NPW Act to notify Heritage NSW, as soon as possible. Further investigations and an AHIP may be required prior to certain activities recommencing.	
Remains	If human skeletal remains are encountered, all work must cease immediately and NSW Police must be contacted, they will then notify the Coroner's Office. Following this, if the remains are believed to be of Aboriginal origin, then the Aboriginal stakeholders and Heritage NSW must be notified.	