

Public Domain Manual



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Public Domain

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Part A

Overview



Overview

Part A

Overview

A1 Purpose

The Public Domain Manual contains information to help you understand what is required to satisfy each Public Domain condition of consent and when this information is required:

- prepare submissions for approval of works in the public domain;
- understand your responsibilities during the approval process to help avoid delays;
- calculate, lodge and re-claim security bonds related to public domain works;
- smoothly manage the construction of public domain works; and
- understand the process and your responsibilities during the works completion, handover and defects liability period.

A2 Why review and update this manual?

The City's Public Domain Manual was first drafted in 2013 and it has always been intended that the Manual would be regularly updated to account for changes to approval process and Australian Standards, as well as to ensure it aligns with the Sydney Streets Technical Specification and other City policies and guidelines.

A3 User

This Public Domain Manual is designed to help you prepare a successful public domain submission. It should be used by all stakeholders involved with planning, design and approval of public domain works for the City's streets.

Disclaimer

The Public Domain Manual is an initiative of the Council of the City of Sydney. Whilst every effort has been made to provide accurate and up-to-date material, our material is for reference only and it is not designed to be, nor should it be regarded, as professional advice.

The City does not guarantee, and accepts no legal liability for, the accuracy, reliability, currency or completeness of any material in the Public Domain Manual or on www.cityofsydney.nsw.gov.au or any linked sites. You should seek appropriate independent professional advice before making any decisions based on material found on www.cityofsydney.nsw.gov.au or any linked sites. You should not rely on material we provide.



A4 Scope

The manual applies to public domain works during the following stages:

Submission Requirements

Public Domain information required to construct assets on or under public land.



Construction Documentation

Submission of plans and details to construction standard, required to satisfy:

- conditions of consent prior to the issue of a Construction Certificate (by a Principal Certifier or the City);
- approval of public domain works associated with a planning agreement, or works on, in or to land to be dedicated to the City;
- an approval for works in the public way required under the Roads Act.



Construction, Completion and Handover

Construction of approved public domain works for all work on land owned or managed by the City or to be dedicated to the City.

- hold point inspections;
- rectification of defects;
- preparation and submission of certified Works-as-Executed documentation;
- obtaining a Public Domain Letter of Completion by the City to allow the issue of an Occupation Certificate by a Principal Certifier or the City.

A5 Legislation, Policies and Guidelines

The Public Domain Manual must be read in conjunction with:

- development consent conditions;
- planning agreement, if applicable;
- advice given by City officers during the submission and approval process; and
- the City's policies, specifications and planning controls available on the City's website.

- **Environmental Planning and Assessment Act** – granting consent to development subject to conditions, including requiring payment of bonds to Council by the developer to protect the public domain or to guarantee that work to the public domain will be completed.
- **Roads Act** – approving or declining applications to work in or alter the public way owned by Council, including roads and footpath.
- **Local Government Act** – approving (with conditions) or declining applications to connect private stormwater pipes to Council owned stormwater systems.

Your submission must comply with this manual and all key policies and standards to be approved.

Council has the right to grant approvals for work on the public domain, under the following legislation:

Often approvals are required under more than one Act. For example, a condition of consent can be applied to a development which requires an upgrade of the footpath around the site. This new footpath design and construction will need to be approved both under the Environmental Planning and Assessment Act (for condition approval) and the Roads Act (for construction) prior to the work commencing.

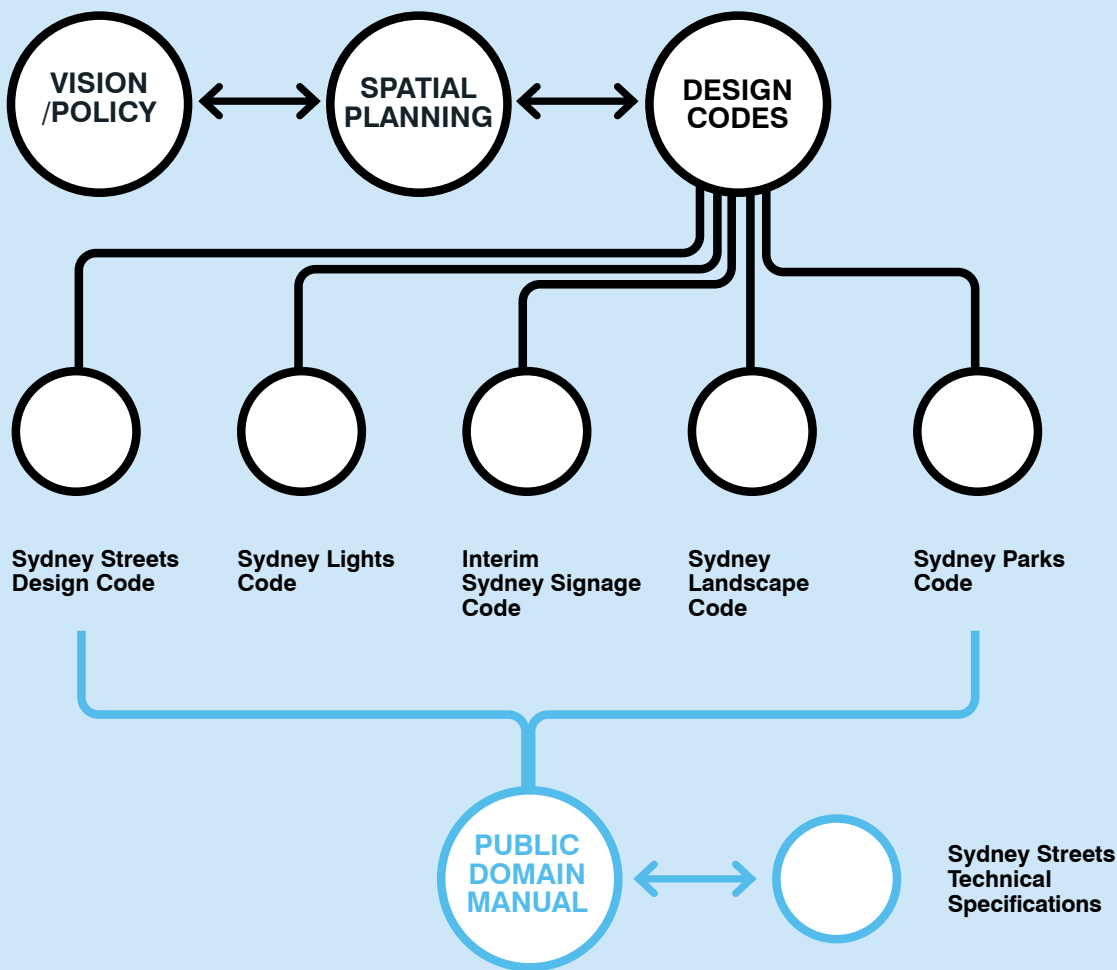


Figure 1 - City of Sydney reference documents

A.5.1 Reference Documents

Public domain requirement		Reference document
Scope and documentation requirements to prepare a public domain plan and application for approval of footpath levels and gradient	>	Public Domain Manual Development Consent Conditions Planning Agreement
Composition of the street, design principles, street palettes, design coordination	>	Sydney Streets Design Code
Inclusive access requirements	>	Inclusive Accessible Public Domain Policy and guidelines Legible Sydney Design Code Sydney Streets Design Code
Public Area exterior lighting design objectives and technical requirements	>	Sydney Lights Code
Stormwater requirements	>	Stormwater Drainage Manual Consent Conditions Sydney Streets Technical Specifications
Flood management requirements	>	Floodplain Management Policy Consent Conditions
Tree species selection and planting requirements for street trees.	>	Street Tree Master Plan
Public Art requirements	>	Interim Guidelines For Public Art In Private Developments (Update In Progress)
Private domain landscape treatments and interface with the public domain	>	Sydney Landscape Code Sydney Parks Code
Street design construction details and specifications	>	Sydney Streets Technical Specifications
Public safety	>	Protection of Crowded Places Guidelines (Pending)

A6 How to Use the Manual



STEP 1

Review the Public Domain Approval Process, this manual and all other key documents and policies.
Refer Part A.

STEP 2

Prepare and submit information required for submission Development Applications / Roads Act / Planning Agreement.
Refer Part B.

STEP 3

Review Conditions of Consent or Planning Agreement terms. Prepare and submit construction documentation.
Refer Part C

STEP 4

Pay relevant bonds, apply for permits and begin construction.
Refer Part D.

STEP 5

Complete constructions, rectify defects, provide works as executed documentation, registration of positive covenant and obtain and council sign off and dedication if required.
Refer Part E & F.



A7 Contact Us

If you have any questions about the approval process for public domain works or land to be dedicated to the City, including how to satisfy a condition, make a submission and or request a pre-lodgement meeting, please contact the City's Public Domain team on 9246 7575 or by email at publicdomain@cityofsydney.nsw.gov.au.

Please contact the City's Customer Service team on 9265 9333 if you have other questions about the use of the public domain, such as events, licenses, outdoor dining or hoarding applications.



Part B

Making a Submission



Making a Submission

Part B

Making a Submission

B1 Introduction

Approval is required to carry out works on or in:

- land that is owned or managed by the City; and
- land that will be dedicated to the City.

The need to lodge a submission may come via a Development Consent, a Planning Agreement, or an application for Works on the Public Way required under the Roads Act.

To gain approval, detailed construction-level drawings must be provided for review by City staff for all proposed work in the public domain. This will usually involve preparation of a Public Domain Plan, together with other detailed submissions for Levels and Gradients, Storm water Drainage, Road Design, Lighting and other elements as applicable to your site.

Information about submission requirements for all public domain elements are outlined in Part C – Conditions of Consent.

Submissions must be approved by the City before the start of any construction works in the public domain. The submission and approval process is summarised in Figure 2.

Submissions must comply with the requirements set out in your planning consent / approvals, the requirements of City policies and legislation, and the requirements outlined in this Public Domain Manual.

Submissions must be prepared by a suitably qualified architect, urban designer, landscape architect, civil engineer, lighting engineer or surveyor, as applicable to the submission type.

Submissions for works on or in the public domain are to be lodged with the appropriate form and supporting documentation through the City's Customer Service Centre for assessment by the City's Public Domain Team.

It is your responsibility to ensure that information submitted to the City by you or your consultants has been checked, is accurate, complies with the specified requirements and is properly coordinated. Failure to provide complete, coordinated and consistent information with your submissions may result in delays in or inhibit the City's ability to assess your submissions.

It is recommended that you arrange a pre-lodgement meeting with the City's Public Domain team for guidance on preparing your submission. To gain the full benefit of this meeting, it is important that this occurs early in the process, once you are aware that public domain works are required for your development. You can contact the Public Domain team on 9246 7575 or by email to public.domain@cityofsydney.nsw.gov.au

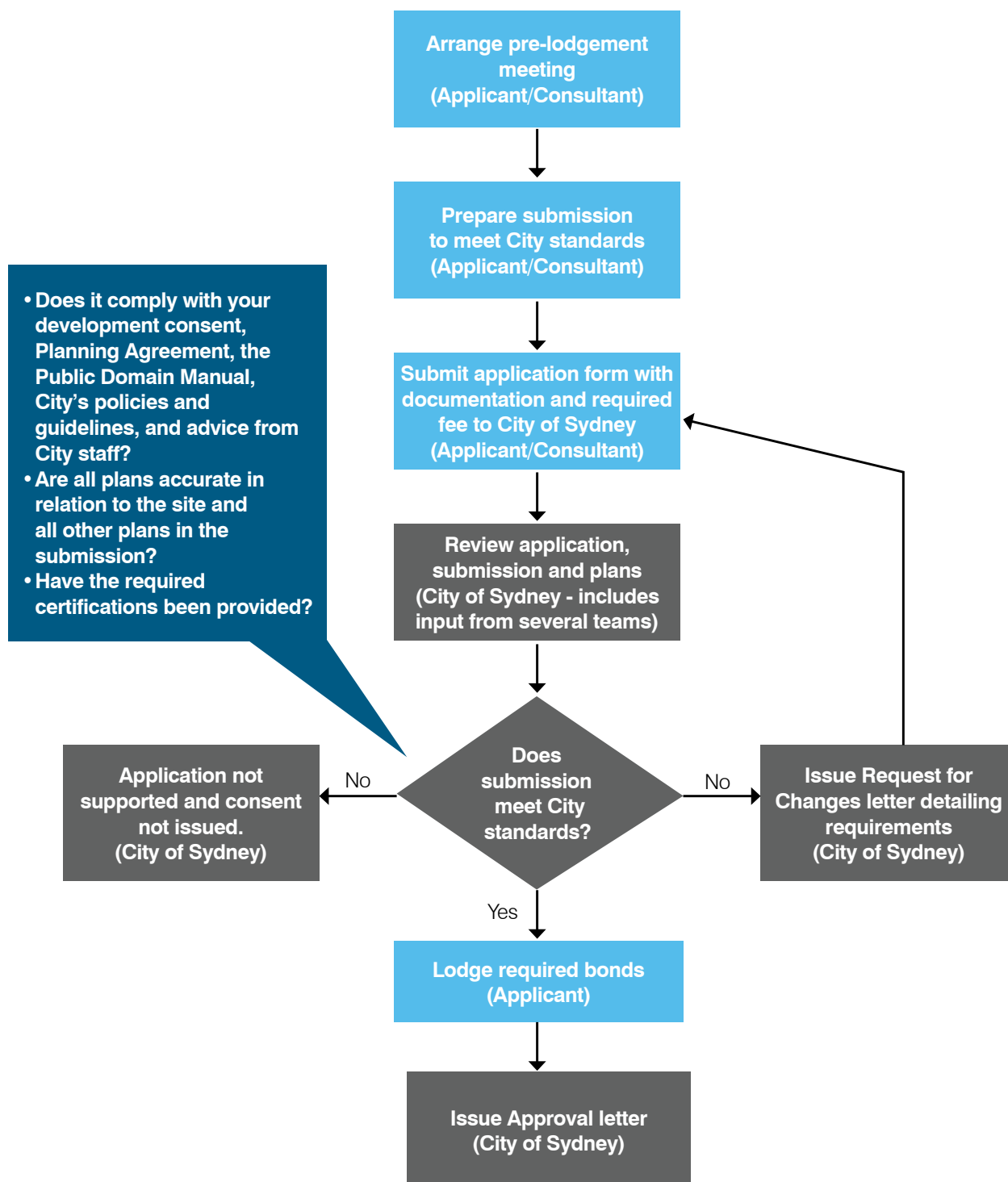


Figure 2 - Approval process for works in the public domain

B2 Development Applications

Development applications, especially those involving change or the intensification of land use may trigger the requirement to improve or upgrade the existing public domain.

Submission requirements for public domain works required by a Development Application can be found in Part C of this manual.

B3 Planning Agreement Works

Planning agreements are voluntary agreements that allow development contributions such as the dedication of land, public infrastructure, community facilities, affordable housing, monetary contributions or any other material public benefit. The City may enter into a planning agreement with a landowner and/or developer in connection with a development application or proposal to change a Local Environmental Plan (planning proposal) that requires the delivery of public domain works on existing City owned land or on land to be dedicated to the City

Planning agreement works generally arise in response to the City's development controls and are negotiated as part of the Development Application assessment.

Submission requirements for public domain works covered by a Planning agreement are the same as the requirements for works that are covered under a Development Application. Refer to Part C of this manual for detailed requirements.

B4 Works on the Public Way

Works or activities on a public road, footpath or verge area may not require a Development Application. These works will require consent under Section 138 of the Roads Act 1993 and in some cases Section 68 of the Local Government Act 1993.

Prior to any works commencing, a Works on the Public Way application is required to be submitted to the City for review and approval.

Submission requirements for Works on the Public Way applications are the same as for a Development Application or a Planning Agreement. Refer to Part C of this manual for detailed information about the submission requirements



Part C

Public Domain Conditions of Consent



Conditions of Consent

Part C

Public Domain Conditions of Consent

You may need to submit information for a range of public domain works for parks and streetscapes.

Although these requirements may be separately conditioned on your development consent or other planning approval, the works are fundamentally inter-related. It is therefore important that submissions for related works are made at the same time where possible.

Sample plans are available to show the level of detail required for Public Domain and Levels and Gradient Plans. Information including all relevant documents and policies can be downloaded from our website using the link below:

<https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works>

You will be allocated a Public Domain Officer who will support you throughout the application process to obtain approvals. This officer will be your point of contact at the Council for all public domain related matters and you will be requested to provide one point of contact for your project for liaison and coordination.

Public Domain information is required at various stages of your project. These stages are:

1

Information required to be lodged with your Development Application

2

Prior to any work commencing on site including demolition and preparatory works

3

Prior to a Construction Certificate for the development (including excavation works)

4

Prior to commencing construction work on or in the public domain

5

Prior to an Occupation Certificate being issued for the building works

Stages 2-5 usually relate to specific conditions of consent applied to your approval. The summary matrix in Figure 3 provides an overview of:

- how the conditions relate to each other; and
- the point in the construction program when they need to be satisfied.



Public Domain Conditions of Consent

Type of Condition	1 Information Required to be lodged with your Development Application	2 Prior to any Works commencing including demolition and preparatory works
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Your consent conditions are specific to your development. Condition requirements vary from project to project. Refer Appendix G5 for required forms and fees

PUBLIC DOMAIN PLAN	Diagram Showing Extent of Public Domain Works	Dilapidation Report - Public Domain
	Public Domain Survey	
LEVELS AND GRADIENTS	Levels and Gradients of all Surrounding Footpaths	
FLOODING AND STORMWATER	Stormwater Quantity Management	
	Stormwater Quality Management	
	Flood Management	
PUBLIC DOMAIN LIGHTING		
BONDS		Public Domain Damage Security Bond
SURVEY INFRASTRUCTURE		Survey Infrastructure - Identification and Recovery
STONE KERBS		Protection of Stone Kerbs
ROADWAY		Associated Roadway Costs
DEWATERING		
MISCELLANEOUS		

Figure 3 - Public domain conditions summary matrix

3

Prior to Construction
Certificate for the
development (including
excavation works)

4

Prior to Construction of
the public domain

5

Prior to Occupation
Certificate being issued
for the building works

Public Domain Concept Plan	Public Domain Plan Detailed Documentation for Construction	Public Domain Works Completion
	Hold points	Public Domain Completion - Work As Executed Documentation
Public Domain Levels and Gradients - Major / Minor (when not approved at DA stage)		(sign off included in WAE)
Stormwater and Drainage - Minor Development	Stormwater Drainage Connection	Stormwater Completion Deed of Agreement & Positive Covenant (sign off included in WAE)
Stormwater Drainage Design		
Stormwater On-Site Detention		
Stormwater Quality		
Flood Planning Levels		Constructed Floor Levels
Flood Risk Management		
Public Domain Lighting Upgrade	Lighting Reticulation Design	(sign off included in WAE)
	Public Domain Works Security Bond	
		Survey Infrastructure – Pre Subdivision Certificate Works
		Survey Infrastructure – Restoration (sign off included in WAE)
		(sign off included in WAE)
New Road Concept Design		Land Dedication - No Long Term Environmental Management Plans
		Land Dedication - Remediation Capping Layer (sign off included in WAE)
Temporary Dewatering During Construction		
	Public Domain Construction Approval Under Section 138 Roads Act Approval	Defects Liability Period - Public Domain Works
	No Obstructions	
	Drainage and Service Pit Lids	
	Paving Materials	

1

C1 Information Required to be Lodged with your Development Application

C1.1 Diagram Showing Extent of Public Domain Works

A clear and legible diagram indicating the proposed extent of public domain works associated with the development.

Works area is for all frontages of the development extending 5m past the boundary and to the middle of the road. Works may include roadways & footways including features within, such as planting and furniture.

C1.2 Public Domain Survey

Survey plan to be extended to centre of all surrounding roads. The survey plan is to be prepared by a registered surveyor must include all existing public domain elements surrounding the site frontage including road reserve and extend 10m on either side of the property boundary.

See Figure 4.

C1.3 Levels and Gradients of all Surrounding Footpaths

The Public domain levels and gradient drawings shall show all of required information stated below.

- Existing and proposed levels for roads, footpaths, building setback area and through-site links. Clearly document road, footpath, kerb and gutter levels and cross- falls for a site & the levels must be shown relative to Australian Height datum (AHD) and map Grid Australia (mGA).
- Street sections, and engineering cross and longitudinal sections based on detailed and accurate survey information and consist of plans. They should clearly show existing public domain levels and proposed changes to meet council standards, and reflect any council proposed changes to the public domain as applicable.
- Levels and gradient information may be included on landscape or architectural plans to demonstrate integration of buildings and private landscaping with the surrounding public domain.

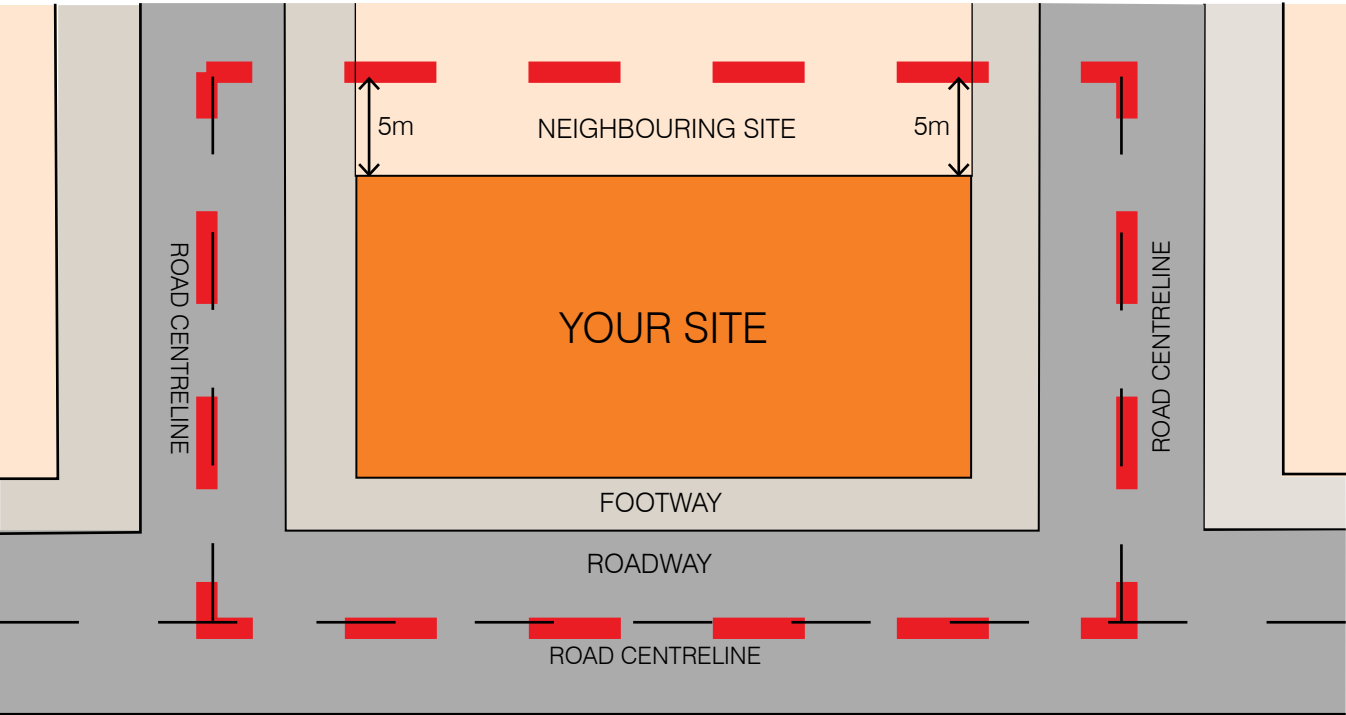


Figure 4 - Extent of public domain works survey

The public domain levels and gradient drawings must be overlaid on a survey plan prepared by a registered surveyor & be designed by a qualified civil engineer & landscape architect. Full details of how to prepare the documentation can be found in Section C3.2.

Levels and Gradients are required at this stage to ensure that your development can respond simultaneously to the floor levels required to prevent flooding of the building and the pavement design to ensure equitable access throughout the public domain. For most applications, sections through the middle of the road to the building entrances will be sufficient to show that both these aims can be achieved.

Some clients may prefer to provide a full Levels and Gradients submission for approval at this time.

C1.4 Stormwater Quantity Management

A stormwater quantity management plan demonstrating compliance with the Sydney Streets Technical Specification – Part (A4) Stormwater drainage design and the stormwater drainage design manual is to be submitted with the development application or Part-5 activities approval application.

C1.5 Stormwater Quality Management

Where a site is over 1000sqm a stormwater quality modelling (MUSIC Link) report demonstrating achievement of water quality target is to be submitted with the development application or Part-5 assessment.

C1.6 Flood Management

If your site is not flood affected you must submit a flood assessment report or statement declaring the site to not be flood affected

If your site is flood affected a flood assessment report is required.

The flood assessment report must be prepared by a suitably qualified practicing civil engineer (NER) demonstrating no adverse flood impacts in and around the development site. The report is to be submitted with the development application or Part-5 assessment.





C2 Prior to Works Commencing on Site Including Demolition and Preparatory Works

C2.1 Dilapidation Report - Public Domain

Dilapidation reports provide a record of the condition of the public domain prior to the start of the works. This record must include clear images of the building facade adjoining the footpath, the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street.

Preparation

The submission must be prepared by a suitably qualified surveyor or other professional.

Content

The submission should include:

- A PDF format report containing all images at a scale that clearly demonstrates the existing site conditions;
- Each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage;
- Each image is to be numbered and cross referenced to a site location plan;
- A summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record;
- Include written confirmation that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the photographer and the person who paid for the report must be included.

Format

Submissions must be provided electronically in pdf format.

C2.2 Public Domain Damage Security Bond

See Part D Public Domain Security Bonds. The public domain damage bond will be required when there is a probability of damage to the public domain due to developer construction works. The bond is calculated as described in the City's adopted fees and charges and can be submitted in cash, as an unconditional bank guarantee or insurance bond. On your request, your Public Domain Officer will issue a letter detailing the amount payable and submission requirements.

Preparation

The applicant should email the public domain inbox - publicdomain@cityofsydney.nsw.gov.au to request the bond letter.

C2.3 Survey Infrastructure - Identification and Recovery

Survey infrastructure assets within the City have been placed by a number of organisations including federal, state & local government agencies and other public or private entities. The City provides information on survey infrastructure assets irrespective of ownership. When undertaking works in public places, all steps must be taken to ensure the preservation of existing permanent survey marks. Survey marks take several forms and they must all be recorded and protected.

Examples of the survey marks can include:

- a brass bolt fixed into the pavement or kerb surface; or
- a lead plug holding a brass tack, enclosed by a cast iron box / lid.

Mapped survey infrastructure within the City of Sydney local government area is typically a 'permanent survey mark' as prescribed in Schedule 4 of the Surveying & Spatial Information Regulation 2012 and may take one of three forms:

- a numbered brass disc set into concrete in the kerb, gutter or footway (Type 1 or Type 2 State Survey Mark [SSM]);
- a stainless steel pin or brass bolt set into concrete under a numbered steel cover box in the footway or roadway (Type 4 Urban [PM]);

- a small stainless steel disc and pin set into concrete in the kerb, gutter or footway (Type 15 State Survey Mark [SSM]).

Preparation

The submission must be prepared by a Registered Surveyor.

Content

The application should contain the following information:

- evidence that the surveyor has inspected the area to check for existing survey infrastructure; and
- either:
 - confirmation that work will not disturb the survey mark; or
 - that the survey mark has been preserved as outlined in the Surveyor General's Directions No.11 Preservation of Survey Marks.

Format

Submissions must be:

- Electronic – Letters and/or documentation to be provided in pdf. Plans showing locations of survey marks to also be provided in CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.



Figure 5a - Permanent mark cover box



Figure 5b - Bench mark

Public Domain Conditions of Consent

C2.4 Protection of Stone Kerbs

The City considers all stone kerbs to be of heritage significance, and they are to be protected and preserved where possible. If the original kerbs cannot be preserved then new stone kerbs will be required as replacements.

Preparation

The information can be included in the Public Domain Plan.

Content

The application should contain the following information:

- evidence that the surveyor has inspected the area and existing stone kerbs are identified on the survey plan; and
- either:
 - confirmation that work will not disturb the stone kerbs; or
 - details for the reinstatement of new or replacement kerbs to be included in the public domain plan submission.

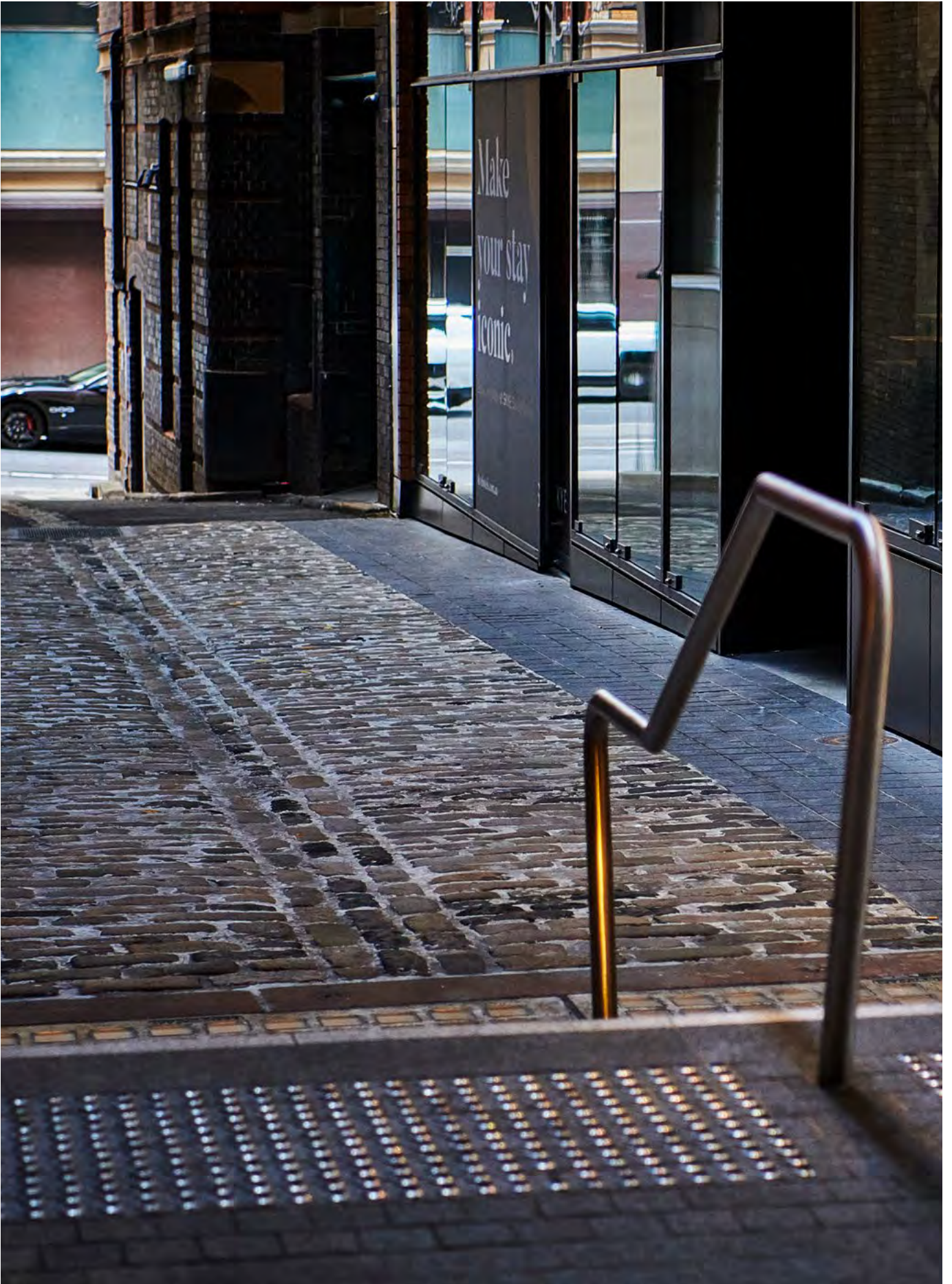
Format

Submissions must be provided electronically in pdf format.

C2.5 Associated Roadway Costs

The developer is responsible for all costs associated with the construction of new road works.







C3 Prior to Construction Certificate for the Development (including excavation works)

C3.1 Public Domain Concept Plan

Public Domain Concept Plans are required to show the upgrade of the public domain in accordance with the City's latest Strategic Policies and Sydney Streets Design Code. The aim is to create a streetscape which directly responds to your development and provides a safe, accessible and enhanced environment for residents and the community.

Only larger projects will be required to submit a separate concept plan. Smaller projects shall submit a general layout plan with their detailed documentation. This will be defined in your conditions of consent.

Generally, the extent of work for Public Domain Concept Plan proposals will need to include all frontages of your project site, from the property boundary to the gutter. In some cases, works within the road carriageway may also be required, for instance if new footpath extensions (blisters); kerb and gutter reconstruction; drainage or water sensitive urban design works; or correcting cross-falls in the roadway are needed. Sometimes work may need to be performed across site boundaries if required to blend in with existing levels or site conditions.

Preparation

The Public Domain Concept Plan must be prepared by a suitably qualified civil engineer, landscape architect or architect, and be based on an accurate survey prepared by a registered surveyor.

Content

A Public Domain Concept Plan should clearly show:

- the existing public domain elements surrounding a development site. This includes the location of signs; street furniture; street trees; planting; property boundaries; kerb/gutter alignment; vehicular crossings; pedestrian kerb ramps; street lights; the existing finishes (e.g. paving and kerb types); and any other elements that exist.
- elements to be retained, protected, removed or replaced;
- works required to reconstruct the public domain fronting the site to meet the City's current standards. The concept plan should consider the following items:
 - footway treatments
 - tree planting opportunities
 - street furniture requirements
 - public domain lighting requirements
 - planting and rain garden opportunities
 - kerb and gutter replacement
 - stormwater connections
 - traffic calming measures
 - pedestrian movement
 - site context
- construction details are not required at this stage.

Format

Submissions must be:

- Electronic - and provided in both pdf and CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.
- Hard copy submissions may also be requested for larger projects.

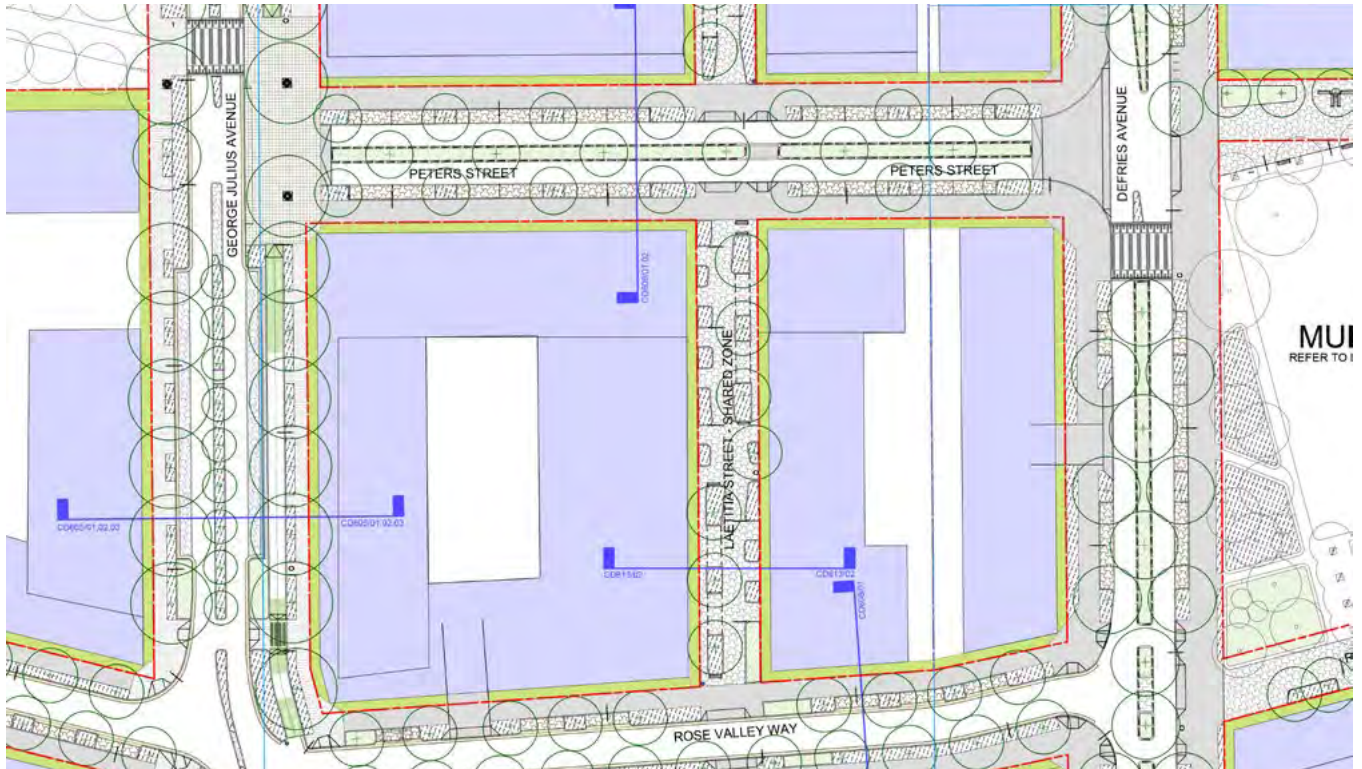


Figure 6 - Example of Public Domain Concept Plan



Public Domain Conditions of Consent

C.3.2 Public Domain Levels and Gradients - Major / Minor

A Levels and Gradients submission includes plans, cross-sections and longitudinal sections to demonstrate the road, footpath, kerb and gutter levels and cross-falls for a site.

Levels and Gradients submissions are required so the City can clearly understand:

- what the existing public domain levels and grades are;
- where improvements to gradients may be required for accessibility in accordance with City standards; and
- what changes to existing levels, driveway crossovers, and building entries are proposed.

A submission is typically needed when a development proposal involves construction of a new building; the introduction or alteration of building entries or driveways; or other impacts on the surrounding footway or roadway. Levels and Gradients must be shown for all frontages of your project site and must extend for a distance of 20m 20m along footpath at both ends of the development site and also include kerb ramp connections across streets (as applicable).

Localised adjustments within the public domain to suit building entries are not permitted.

For further information, you can download a sample Levels and Gradients plan from the City's website as an example of the submission standard.

Preparation

The Public domain Levels and gradients drawings must be overlaid on a survey plan prepared by a registered surveyor, and be designed by a qualified civil engineer and landscape architect.



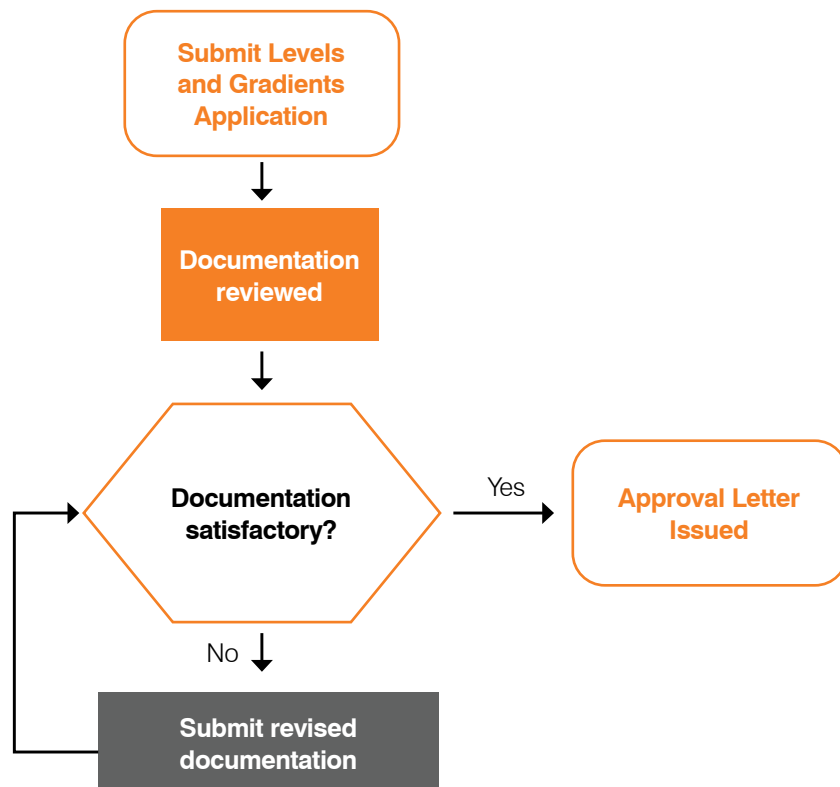


Figure 7 - Approval process for Levels and Gradients



Public Domain Conditions of Consent

Content

The following elements should be included (as required for your site):

- Existing and proposed contours and spot levels - for existing and proposed elements in the public domain, including service pits, drainage pits, tree pits and the like. Existing and proposed levels at entries adjacent to properties, building setback areas, forecourts, basement carparks and the like, adjoining the public domain. Required changes in levels to meet City standards and other proposed changes to the public domain.
- The building footprint at ground level (including locations of doors, windows and vehicular openings) should be shown - building/development floor levels to show & set to achieve recommended footpath cross falls, to achieve a smooth transition between private & public land and to achieve flood planning levels (as applicable)
- Kerb and gutter alignment – the kerb line must be parallel to and 150mm above the invert of the gutter (as designed), unless otherwise specified or approved by City staff. Levels must be shown for existing and proposed kerbs and gutters, drainage gullies, inverts, the property boundary and building alignment, and level adjustments to the road carriageway as required (e.g. for road restorations or adjustments);
- Road carriageway adjustments - as required to suit new development and meet City standards. Note that where substantial kerb and gutter demolition is needed, the road carriageway must also be reconstructed or resurfaced in accordance with City standards to the centre line of the carriageway or to sufficient distance from the gutter lip to achieve a uniform cross-fall / transition into the existing road pavement. Indicative new road alignments and location of traffic features (such as refuge islands, kerb blisters and pedestrian crossings) in the road carriageway.
- Intersections designed including consideration of minimum kerb extensions, raised thresholds, continuous thresholds, marked pedestrian crossings and signalised traffic lights.
- Pits and services - levels for adjustments to pits and services, required to suit new longitudinal grades and cross-falls must be shown.
- Footway adjustments - to achieve cross-falls between 1 – 2.5% from property boundary to top of kerb. If existing levels and gradients do not comply with City standards, reconstruction will be required, however small variations from the standards due to latent site conditions (e.g. steep

sites) may be accepted, subject to consideration and approval by Public Domain Officer. Localised adjustment of longitudinal grades and cross-falls to suit building, pedestrian or vehicle access requirements is not permitted in the public domain and must occur within the property line if required.

- Pedestrian kerb ramps and vehicle crossovers (driveways) – proposed new, redundant (to be removed) and relocated pedestrian kerb ramps and vehicle crossovers or other proposed adjustments to the footway gradients. Note that adjustment of levels at vehicle and pedestrian entrances to address equal access or flood planning levels (e.g. for property basements) is not permitted. Any such adjustments must occur within the property line.
- Existing and proposed site features - including tree pits, light poles, street furniture and signage.
- Setbacks and any changes to boundary to be shown.

Format

Submissions must be:

- Electronic - and provided in both pdf and CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.
- Hard copy submissions may also be requested for larger projects.

Submissions must include:

- Plans - spot levels for key elements (as outlined under Content above) and running chainages along the kerb alignment at 10m intervals (or closer for smaller sites), extending 20m beyond the property boundaries to ensure that levels adjustments are transitioned smoothly into the existing public domain. Existing & proposed work should be overlaid on the same plan, rather than separated onto different plans. This helps Council staff to understand how existing & new work relate to each other.
- Also show- north point, title block for project address, type of plan, drawing number, revision, date & scale, extent of proposed work.
- Cross-sections - showing existing and proposed alignments and levels at the building line, top of kerb, lip of gutter and road carriageway at each chainage interval. Sections should be taken at the same chainage intervals as indicated on the plan, for all site frontages, and be prepared at 1:100 horizontal scale and 1:10 (exaggerated) vertical scale. cross section must be taken through the ground floor building interior (2m), footpath, kerb & extending up-to the centreline of the carriageway & or road restoration. Section through building entries are also required
- Longitudinal sections taken through the property boundary and top of kerb showing existing and proposed alignments, levels and falls at the same regular 10m chainage intervals shown on the plan for all site frontages. Include existing and proposed levels at driveways, kerb ramps, building entries and the like. Extend beyond the development area as necessary to ensure a smooth transition to surrounding public domain areas. Where a redesign of kerb returns is required, a separate longitudinal section is to be provided and must include existing and proposed levels at the boundary, top of kerb, gutter invert and pram ramps at relevant chainages.

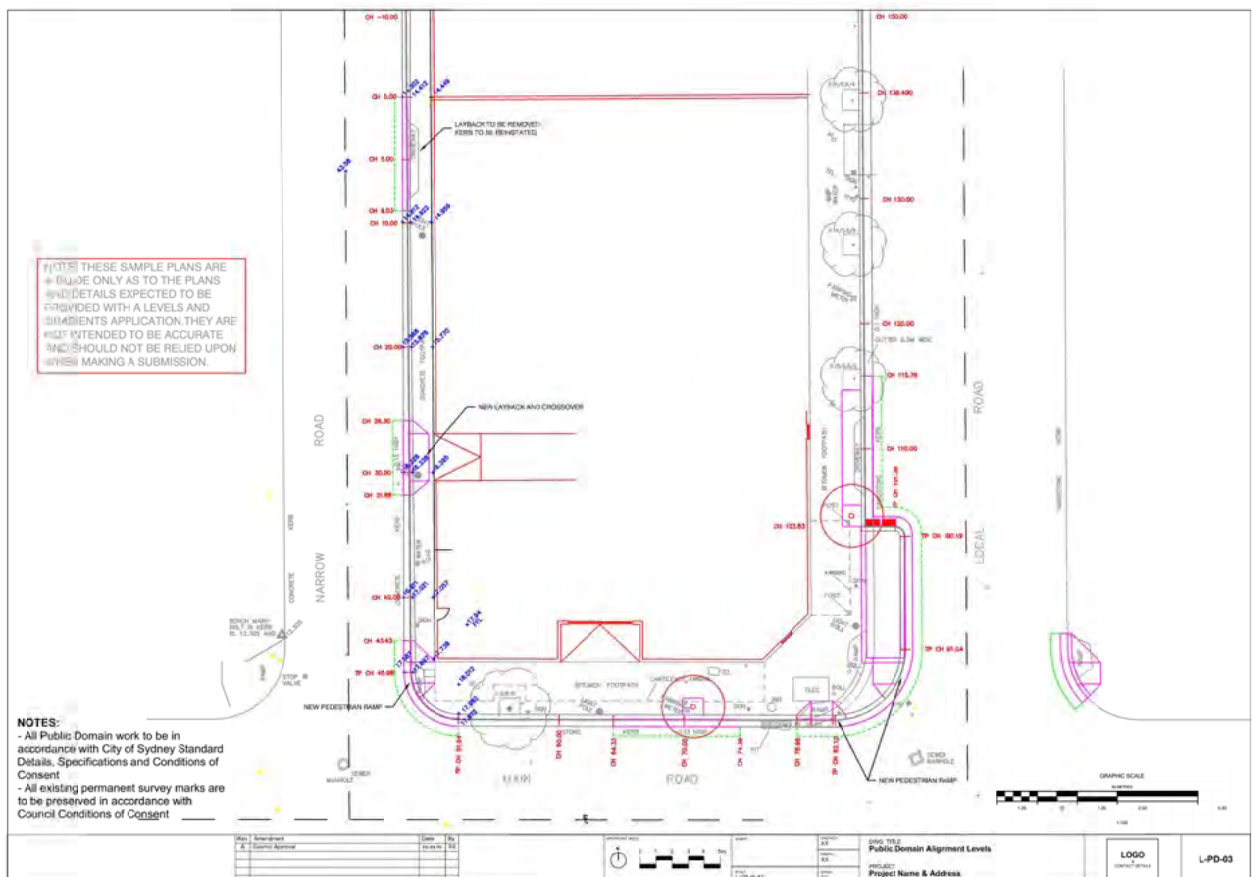


Figure 8 - Levels and Gradients sample plan

Public Domain Conditions of Consent

C3.3 Stormwater General

Requirements for flood management and stormwater drainage connections and submissions are outlined in detail in the City's Stormwater Drainage Manual in Appendix G2 and Sydney Streets Technical Specifications – Part A4. All stormwater documentation is to comply with the City's standards and policies in addition to the documentation named above.

C3.3 (i) Stormwater and Drainage - Minor Development

This condition is generally applied to smaller sites (usually those under 250sqm) or where the stormwater discharge is via a kerb outlet only.

Refer to Appendix G2 City of Sydney's Stormwater Drainage Manual and Sydney Streets Technical Specifications – Part A4 for submission requirements.

3.3 (ii) Stormwater Drainage Design

This condition is commonly applied to sites where the stormwater discharge may be required to connect to the City's stormwater system.

Refer to Appendix G2 City of Sydney's Stormwater Drainage Manual and Sydney Streets Technical Specifications – Part A4 for submission requirements.

C3.3(iii) Stormwater On-Site Detention

On-site detention (OSD) of stormwater may be required by either Sydney Water or the City. Application to Sydney Water is required to determine their requirements.

Evidence of Sydney Water's requirements are to be submitted to the City's Public Domain Unit as part of the submission to satisfy this condition.

C3.3 (iv) Stormwater Quality

Stormwater quality is usually assessed at the development application stage. Sites greater than 1000m² will require the submission of a MUSIC e-link report demonstrating that the stormwater quality targets can be achieved. Details of how the targets are to be met will be required to be submitted at construction certificate stage along with a Civil Engineer's (NER/RPEng) certification report.

C3.4 Flood Planning Levels

The development must be constructed to comply with the recommended flood planning levels as noted in your conditions of consent.

Details of how the approved flood planning levels or flood mitigation measures are to be met will be required to be submitted at construction certificate stage along with a Civil Engineer's (NER/RPEng) certification report.

C3.5 Flood Risk Management

A flood risk management report demonstrating compliance with flood planning levels and construction plans is required, as noted in your conditions of consent.



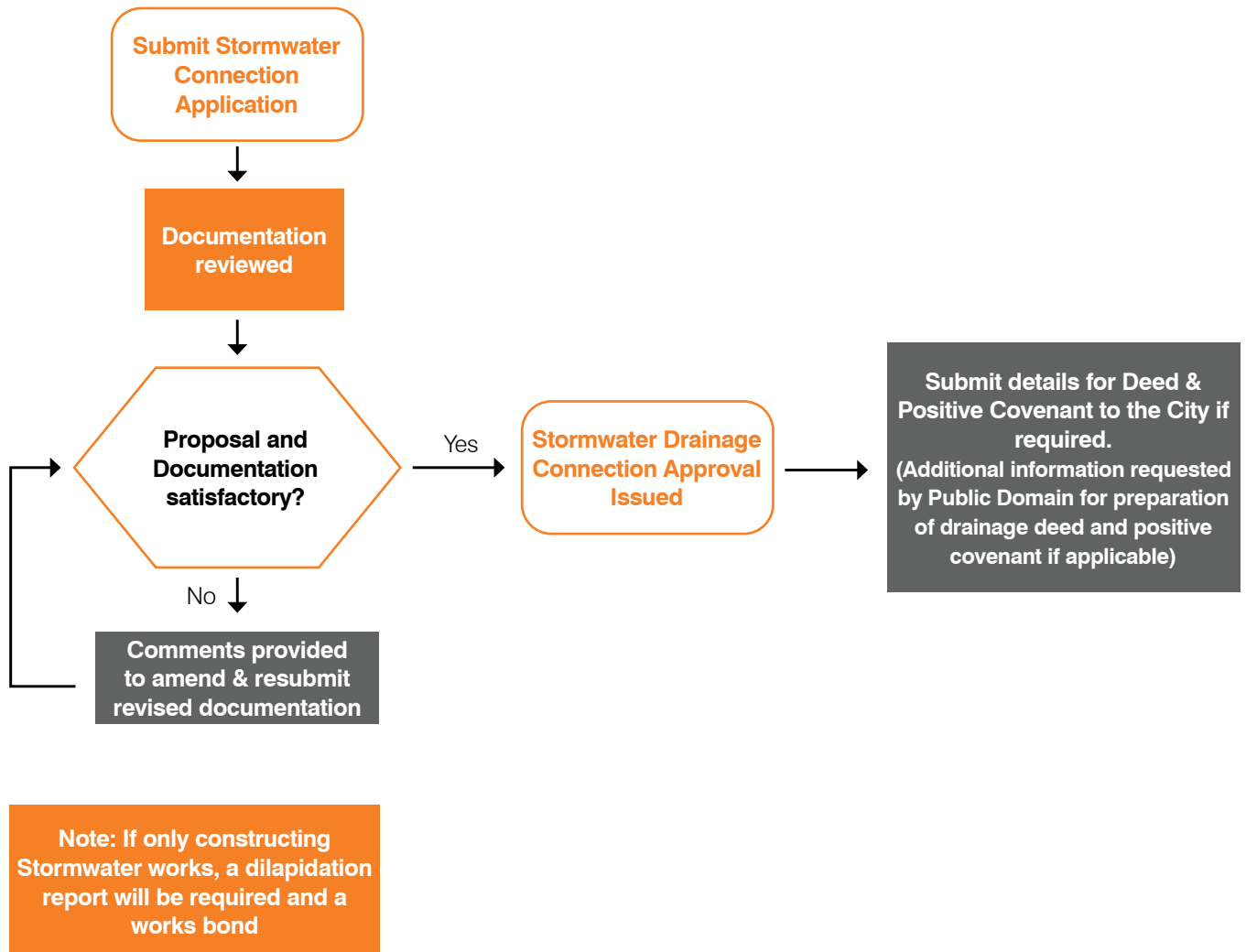


Figure 9 - Approval process for stormwater drainage connection

Public Domain Conditions of Consent

C3.6 Public Domain Lighting Upgrade

Requirements for lighting design and submissions are outlined in the detail in the City's Sydney Lights Design Code and Sydney Streets Technical Specification.

Preparation

The Lighting submission must be designed by a suitably qualified lighting engineer.

Public domain lighting must also be fully incorporated into both the Public Domain Concept Plan and Public Domain Detail Plan. .

Content

Where relevant, the following elements should be included:

- vertical and horizontal illuminance plots for the public domain lighting design to demonstrate compliance with all relevant Australian Standards and to meet the lighting categories and requirements specified by the City;
- the location, type and category of existing and proposed lights, including details of luminaire specifications, required to ensure compliance with City policies and Australian Standards;
- certification by a suitably qualified, practicing lighting engineer or lighting designer to certify that the design complies with City policies and all relevant Australian Standards including AS 1158, AS 3000 and AS4282;

Format

Submissions must be:

Electronic - and provided in both pdf and CAD .dwg formats.



Public Domain Conditions of Consent

C3.7 New Road Concept Design

This condition is applied to all developments requiring the construction of a new road. Requirements for the road design are outlined in detail in Part A of the Sydney Streets Technical Specifications. Submissions for road works need to be fully coordinated with your Public Domain Plan submission. You will need to liaise with all relevant public utility authorities, Transport for NSW, Council, the Local Pedestrian Cycling and Traffic Calming Committee and its nominated consultants to design your road. The Public Domain Officer will ask for written evidence of this when you submit your design.

Preparation

The road design submission must be designed by a suitably qualified civil engineer.

Content

Where relevant, you will need to include the following in your design package:

- general subdivision plan with contour details, clearly indicating the extent of work;
- road cross sections showing road and footway widths, existing levels, design levels, cross fall grade pavement configuration, batter slopes, engineered retaining walls, kerb returns, kerb and gutter, vehicle crossovers, pedestrian ramps, the location of public utility services and 900mm minimum road restoration to match smoothly into the existing road levels;
- plan drawing and longitudinal section showing gutter invert, kerb and boundary alignments with design grades of the existing and proposed future public road network including public utility services;
- road design showing the following:

- a. road pavement structure and design;
 - b. kerb, gutter and building alignment;
 - c. traffic management structures / measures;
 - d. traffic, pedestrian and parking signage;
 - e. details of intersections with existing roads including line-marking, pavement marking, sign-posting, swept paths for the largest expected vehicle;
 - f. on-road bicycle route infrastructure and facilities;
- drainage plans and schedule of drainage elements, showing the following:
 - the proposed location of all subsoil drains and sub-pavement drains, including the nominal width and depth of trenches, pipe diameters and materials, longitudinal design grades, and the locations of outlets and clean outs;
 - the location of public utility services;
 - details and specifications for the construction of all components of the system in accordance with the City's Sydney Streets Technical Specification;
 - all assumptions and/or calculations made in the determination of the need or otherwise for subsurface drainage, including requirements of broader storm water catchment analysis to undertaken beyond the site boundary;
 - drainage details and longitudinal sections with hydraulic grade lines for the design storm and other standard features such as flow rates, pipe class, pipe grade and velocity;
 - adjustments/upgrades to utility services as required;
 - standard engineering and structural details plan;
 - erosion and sedimentation control plans;
 - design certification report for the road works should be prepared by an appropriately qualified civil engineer certifying that the design complies with the City's policies, standards and specifications and those of all other relevant authorities as applicable. All design documentation shall be completed in accordance with the relevant standards and specifications. All engineering plans and calculations shall be checked, signed and certified by a suitably qualified practicing professional engineer before being submitted to Council.

On completion, works shall be certified as constructed in accordance with the approved plans, specifications and conditions of approval, and that the "Works as Executed" plans are a true and correct record of what has been built. The works supervisor shall be independent of the Principal Certifier.



Format

Submissions must be:

- Electronic - and provided in both pdf and CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.
- Hard copy submissions may also be requested for larger projects.



Public Domain Conditions of Consent

C3.8 Temporary Dewatering During Construction

Basement excavations that are deeper than the existing water table may require the removal of groundwater during construction. The application form for temporary dewatering may be downloaded from the City's website.

Preparation

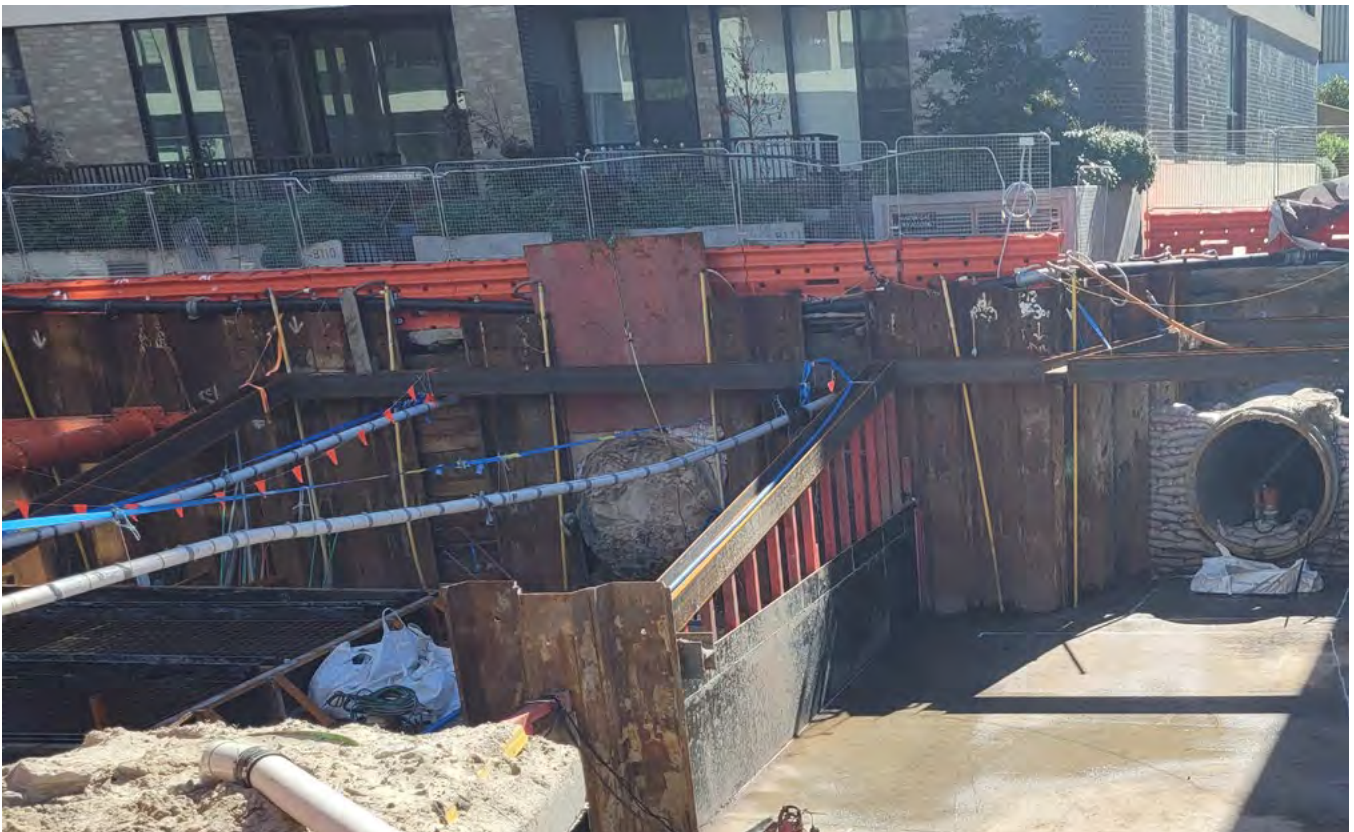
A Dewatering Management Plan is to be prepared by a suitably qualified water quality expert.

Content

The detail of the information required for the application for the Dewatering Management Plan can be found on the application form.

Format

Submissions must be in pdf format.



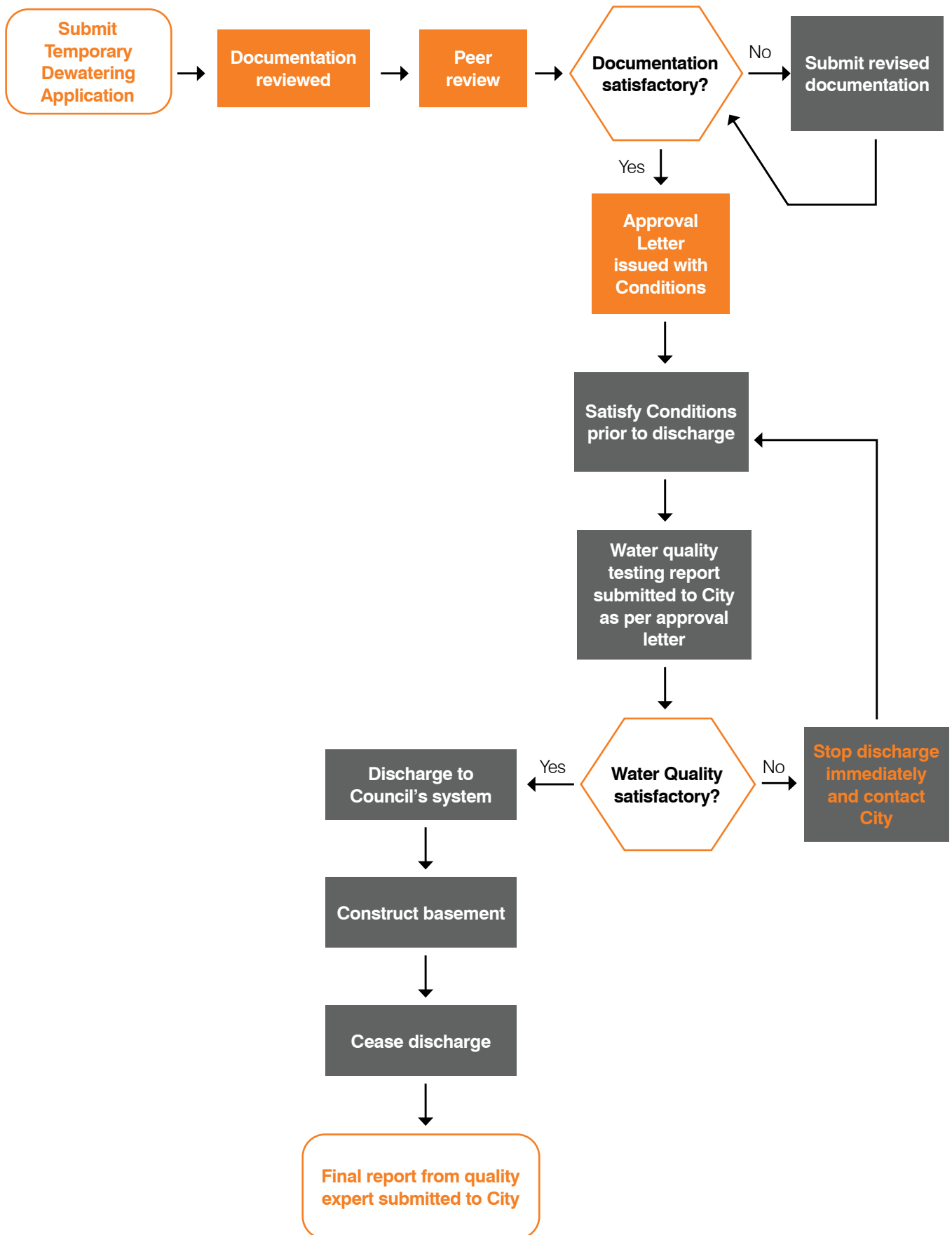


Figure 10 - Approval process for temporary dewatering

4

C4 Prior to Construction of the Public Domain

C4.1 Public Domain Detailed Documentation for Construction

A Detailed Public Domain Plan is a set of construction-level plans and details that clearly show:

- the existing public domain elements surrounding a development site. This includes the location of signs; street furniture; street trees; planting; property boundaries; kerb/gutter alignment; vehicular crossings; pedestrian kerb ramps; street lights; the existing finishes (e.g. paving types); and any other elements that exist.
- elements to be retained, protected, removed or replaced; and
- works required to reconstruct the public domain frontages of the site to meet the City’s current standards

Required works may include changes to roads, drainage infrastructure, kerbs and gutters, footways, vehicle crossovers (driveways), traffic signs and facilities, pedestrian kerb ramps, service pit covers, street trees and other landscaping, furniture, lighting and other elements on land owned by the City. All public domain elements are required to meet the City’s current standards.

Generally, the extent of work for Public Domain Plan proposals will need to include all frontages of your project site, from the property boundary to the gutter. In some cases, works within the road carriageway may also be required, for instance if new footpath extensions (blisters); kerb and gutter reconstruction; drainage or water sensitive urban design works; or correcting cross-falls in the roadway are needed.

For further information, you can download a sample Public Domain Plan from the City’s website as an example of the submission standard.

Preparation

The Detailed Public Domain Plan must be prepared by a suitably qualified civil engineer, landscape architect or architect, based on an accurate survey prepared by a registered surveyor.

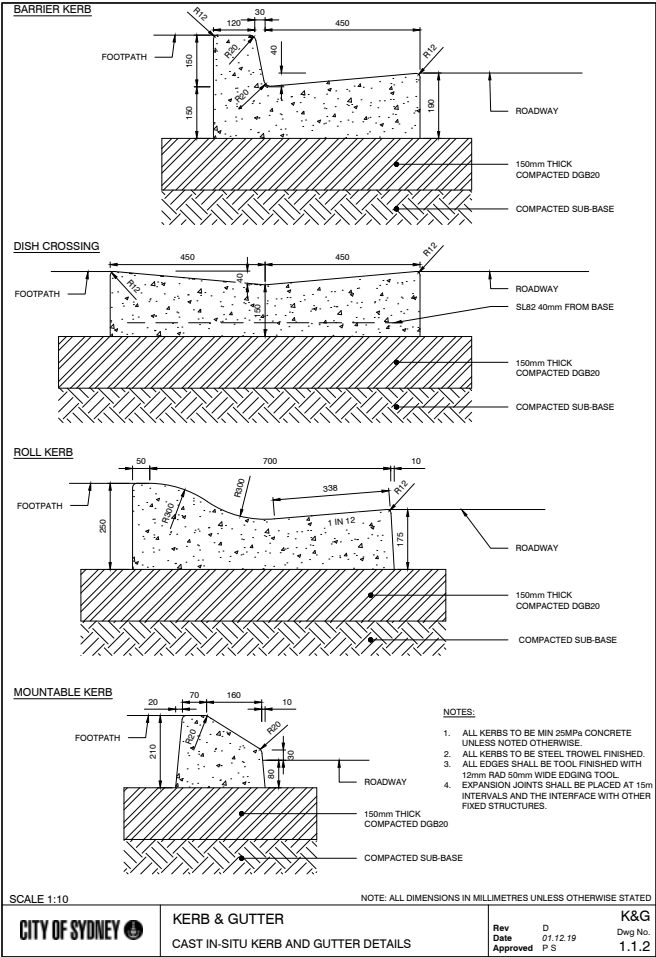


Figure 11 - Extract from Sydney Streets Technical Specifications Standard Drawings

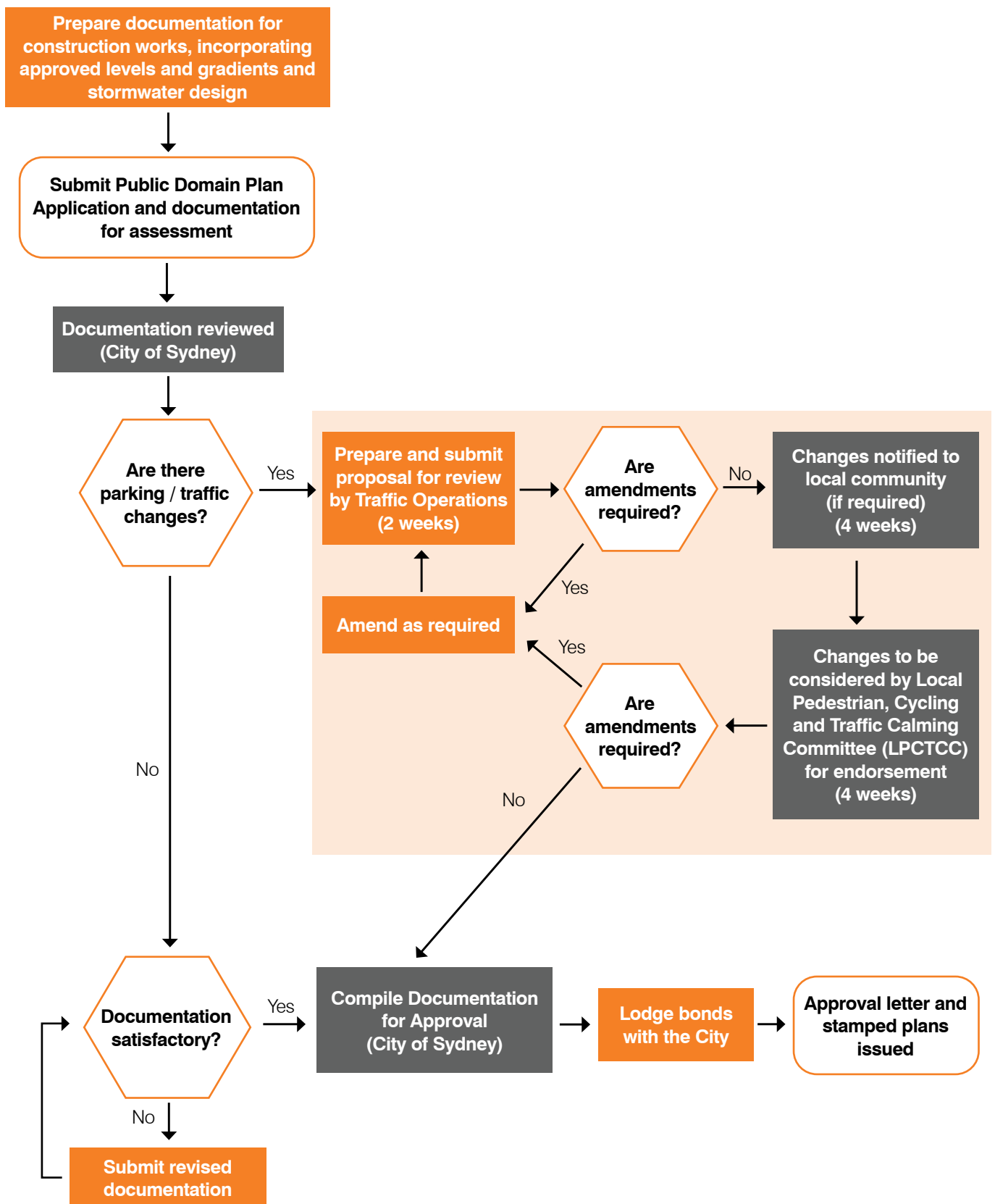


Figure 12 - Approval process for Public Domain Plan

Public Domain Conditions of Consent

Content

The following items should be considered in your Detailed Public Domain Plan (as required for your site):

- Encroachment - private property elements must not encroach into the public domain. This includes things like steps, handrails and Tactile Ground Surface Indicators (TGSIs). Property boundaries and extent of works lines must be clearly shown on the plans. Plans must show the building footprint at ground level (showing locations of doors, windows and vehicular openings) and locations of overhead awnings above ground as applicable.
- Levels - adjustment of footways to achieve cross-falls between 1 – 2.5% from property boundary to top of kerb. Note that localised adjustment of longitudinal grades to suit building entries is not permitted in the public domain. Refer to Section 3.2 of this manual for further detail about Levels and Gradients submissions.
- Kerb and gutter - removal of non-complying or poor quality kerb and gutter, and replacement to meet City standards. Repair and realignment of stone kerb where required to provide uniform longitudinal grades and heights. Removal of redundant storm water outlets and replacement of whole kerb sections as required.
- Footways - new or re-paving and sealing of the footway in accordance with the relevant City specifications. Plans should show the paving setout, including paving pattern and coordination of junctions with the adjacent footway. Retention and repair of existing pavement lights/light blocks

should be included where applicable to the site.

- Pits - realignment and adjustment of service pit lids to suit new pedestrian ramps, driveway works, paver layout and footway design levels. New service pit lids are to be infill-type, with infill material to match adjacent final paving finishes.
- Pedestrian kerb ramps - relocation and reconstruction (to ensure 90 degree orientation to roadway and alignment with opposite pram ramp). Provision of new pedestrian ramps and driveway crossovers, including provision of pedestrian ramps on the opposite side of the street to the site to ensure a complete crossing is provided. Removal of redundant ramps and crossovers and reinstatement of kerb, gutter and footpath pavement to City standards.
- Lighting - provision and upgrade of street and pedestrian lighting to meet the lighting levels and types as required by City policies and Australian Standards. This may include removal or relocation of existing poles and fittings; installation of new poles and fittings; undergrounding or bundling of aerial cables; construction of conduits and the relocation of utilities, signage and services as required. Note that lighting submissions are reviewed in consultation with the City's Lighting team. You should make submissions as early as possible to allow for this process. Refer to section 3.6 of this manual for further detail.
- Vehicle crossovers (driveways) - relocation and reconstruction of existing crossovers as required to suit the development. Provision of new crossovers. Removal of redundant crossovers and reinstatement of kerb, gutter and footpath pavement to City standards.



- Street furniture - existing and proposed furniture such as seats, rubbish bins, bubblers, bike racks, bollards, tactile ground surface indicators (TGSIs), handrails, wayfinding signs etc. Bicycle Parking Installation Manual to be requested from City staff if required
- Traffic works and parking signs - existing and proposed traffic conditions such as road layout, traffic control and parking signs, traffic control signals/lights (TCS), parking bays and meters, line marking etc. Changes to existing traffic conditions must be approved separately by the Local Pedestrian, Cycling and Traffic Calming Committee (LPCTCC). City staff will submit your documentation to the LPCTCC for review and approval prior to Public Domain Plan approval. You should make submissions as early as possible to allow for this process (minimum 3 months in most cases).
- Pavement restorations from utility service trenching and footpath openings – proposed trenching and restoration work details. Some restoration work outside of public domain work extents may be completed by the City under its Chargeable Works Order system.
- Street trees - retention and protection of existing street trees and understorey planting (unless otherwise approved for removal by the City). The removal of trees if approved under the development consent. Provision of new street trees, including tree pit bases, tree grates and guards in accordance with City standards. Locations for proposed trees and planting should be fully coordinated with services locations, lighting, furniture and signs to ensure tree pits and the mature growth of the tree can be accommodated. Confirmation of the arrangements for tree supply and planting (as detailed within C3). Reconstruction of existing street tree bases and surrounds to meet City standards.
- Provision of mass-planted garden beds (including irrigation as advised by City staff) and water sensitive urban design elements (e.g. rain gardens).
- Specialised designs – in some cases, specialised work to the public domain is required due to the impact, or complexities, of a development or site. In such cases a site specific scope of work and documentation may be required in consultation with City staff.
- Art on public land – location and extent of existing artwork and management documents, and construction details for proposed work.

Format

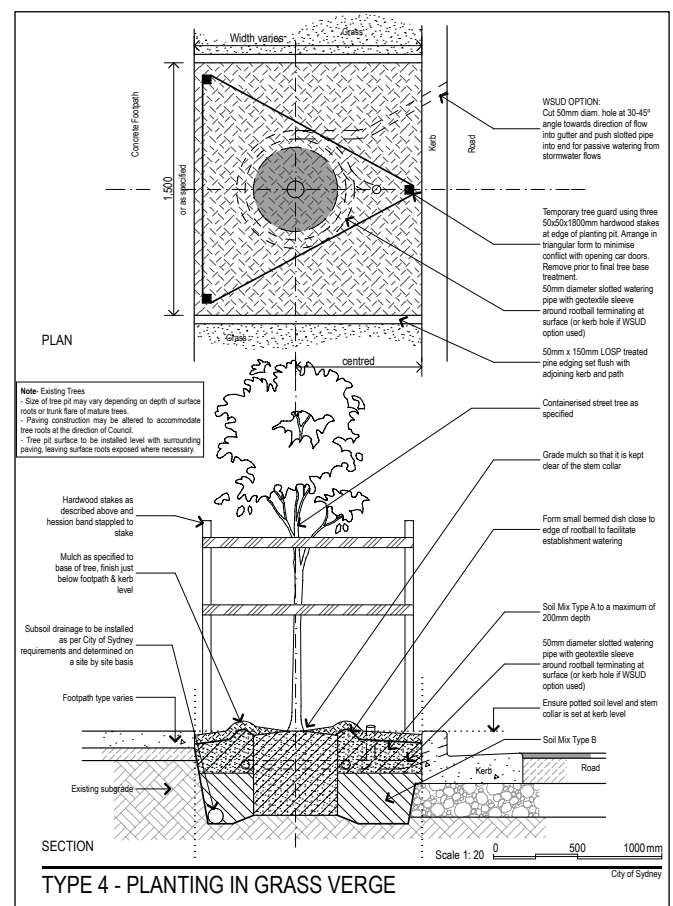


Figure 13 - Extract from Street Tree Master Plan

Public Domain Conditions of Consent

Submissions must be:

- Electronic - provided in both pdf and CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.
- Hard copy submissions may also be requested for larger projects.

Submissions must include:

- Plans and relevant site specific construction details.

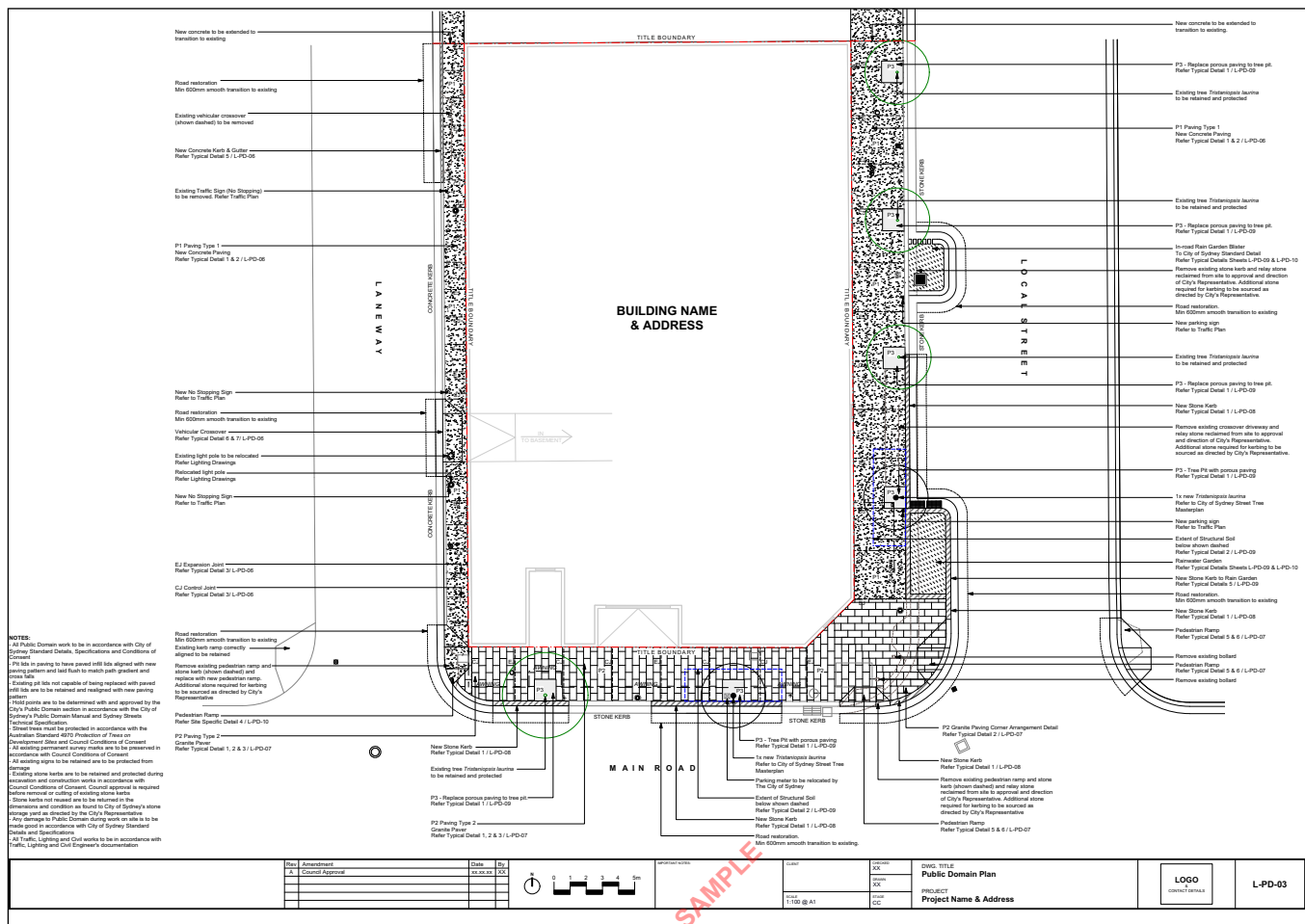
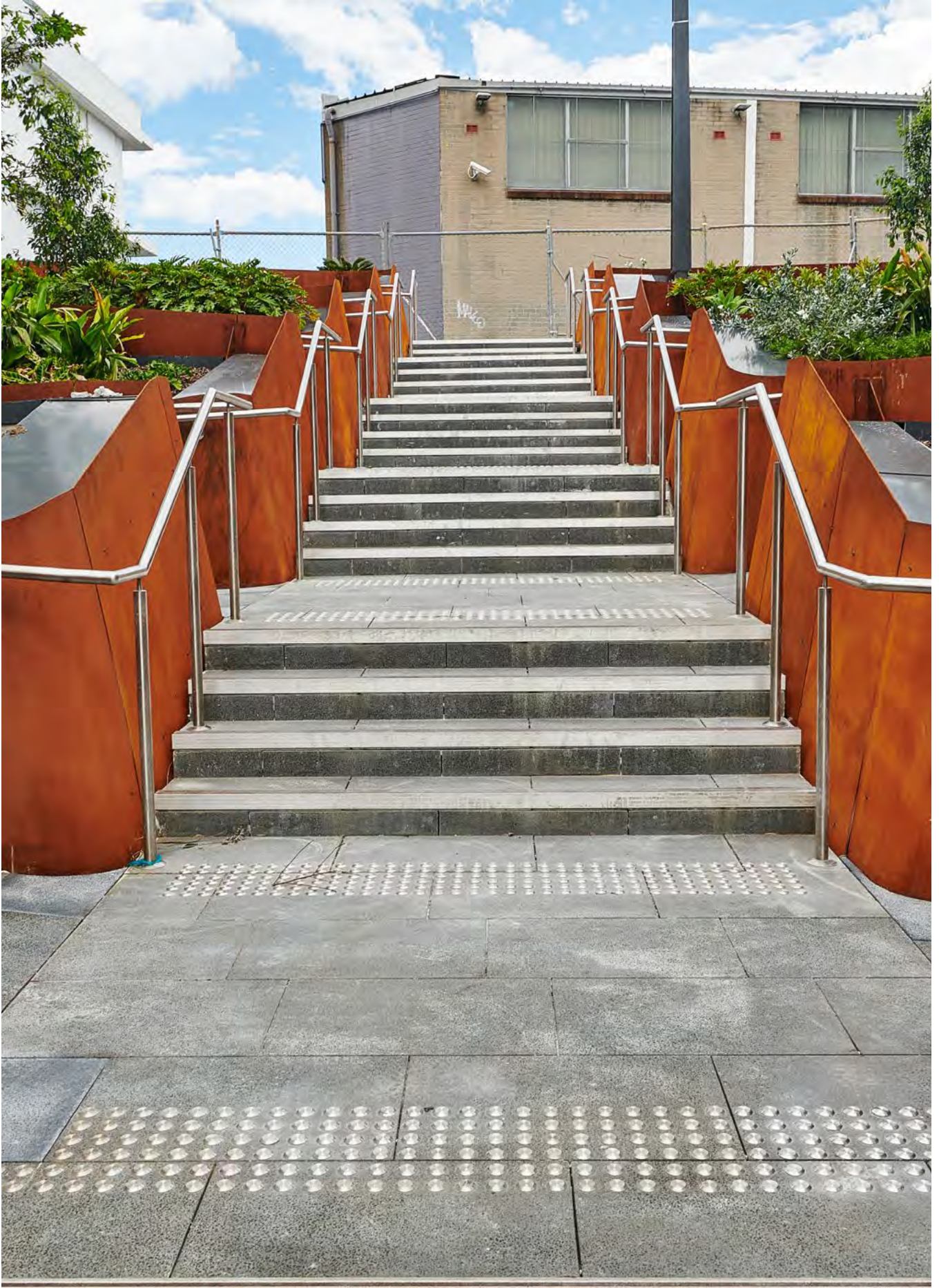


Figure 14 - Public Domain Detailed Documentation example



Public Domain Conditions of Consent

C4.2 Hold Points

Once the public domain works commence on site the service provider will be subject to a series of inspections by Public Domain Officers to ensure the quality of the workmanship is to City standards.

The Public Domain Officer will issue a list of Hold Points, witness points and checks necessary for your site. Work cannot progress past these Hold Points unless signed off by the Public Domain Officer.

Work that has not been approved at a Hold Point may be required to be demolished and reconstructed. See Section E – Construction, Hold points and appointing the City as PC for more information on Hold Points.

Preparation

Your Public Domain Officer will supply the list of Hold Points with the Public Domain Plan Approval and stamped plans.

C4.3 Stormwater Drainage Connection

Approval is required in order to connect into the City's drainage system. This is only applicable when connecting into the City's stormwater infrastructure via a pit.



C4.4 Lighting Reticulation Design

Requirements for lighting design and submissions are outlined in detail in the City's Sydney Lights Design Code and Sydney Streets Technical Specification.

Preparation

The submission must be prepared by a suitably qualified, practicing lighting engineer or lighting designer.

Content

The submission must include:

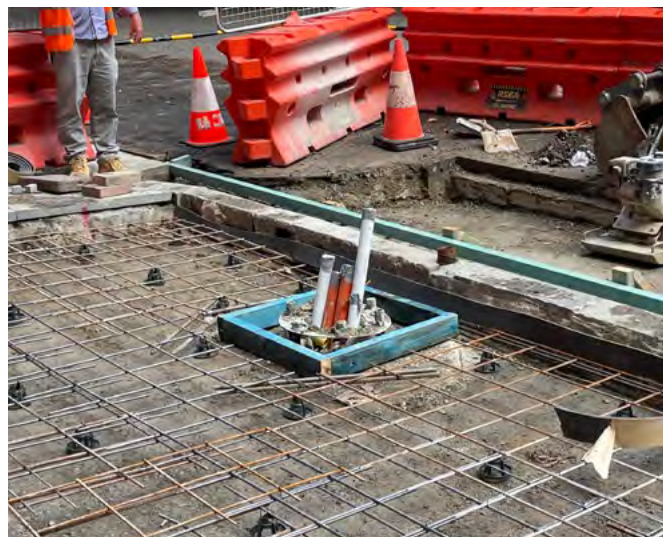
- Footing locations and structural details;
- Location and details of underground electrical reticulation, connections and conduits;
- Certification by a suitably qualified, practicing lighting engineer or lighting designer to certify that the design complies with City policies and all relevant Australian Standards including AS 1158, AS 3000 and AS4282;
- Structural certification for footing designs by a suitably qualified, practicing engineer to certify that the design complies with City's policies and Australian Standards.

When a Public Domain Plan is required to be submitted for a development, the lighting submission must be fully coordinated with the Public Domain Plan.

Format

Submissions must be:

Electronic - and provided in both pdf and CAD .dwg formats.



C.4.5 Public Domain Works Security Bond

See Part D Public Domain Security Bonds. The public domain works bond will be required when there is a public domain plan. The bond is calculated in accordance with the City's adopted fees and charges with rates for constructing various elements as described in the stamped plans. The bond can be submitted in cash, as an unconditional bank guarantee or insurance bond. Upon request, your Public Domain Officer will issue a letter detailing amount and submission requirements.

The bond is to be lodged with the City prior to the issue of a public domain approval.

C4.6 Public Domain Construction Approval Under Section 138 Roads Act Approval

Approval under Section 138 of the Roads Act 1993 is required prior to any public domain works.

C4.7 No Obstructions

All obstructions located in direct paths of travel, for example service pillars, are required to be relocated to an agreed position before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier. The Public Domain Officer will inform you when they consider it necessary to relocate an obstruction and when they consider this work to be complete.

C4.8 Drainage and Service Pit Lids

Service and drainage pit lids to be as described in the condition of consent. Requested information to be supplied with the Detailed Public Domain Plan, refer section C4.1

C4.9 Paving Materials

Publicly accessible spaces must comply with relevant Australian standards. Refer to your conditions of consent.



5

C5 Prior to Occupation Certificate for the Building

C5.1 Public Domain Works Completion

The public domain works are required to be completed before any Occupation Certificate is issued in respect of the development or before the use commences, whichever is earlier. The Public Domain Officer will inform you when they consider the work to be complete and issue a Public Domain Letter of Completion. A satisfactory Work as Executed documentation package is also required prior to issue of the certificate, refer section C5.2.





Public Domain Conditions of Consent

C.5.2 Public Domain Completion - Work As Executed Documentation

At the completion of your project the Public Domain works, Work-As-Executed documentation will be required before a Public Domain Letter of Completion can be issued for public domain work. Work-As-Executed Quality Records shall be clearly identifiable and separate from design information. Full details with thorough explanations on how to complete this documentation package can be obtained from your Public Domain Officer.

Preparation

The information supplied for this condition must be prepared by the Project Manager.

Content

Requirements for works-as-executed documentation will be outlined with your approval letter for all works in the public domain (including those arising from a Development Application, Planning Agreement or Works on the Public Way application), and will typically include:

- a set of survey plans prepared and certified by a registered surveyor that clearly show the works as constructed, and clearly note all variations from the approved plans;
- certifications for all work stating that the works have been constructed in accordance with the approved plans, specifications and City standards. Certification must be prepared by a suitably qualified professional with qualifications relevant to the work being certified and who observed the work being constructed at each critical stage;
- maintenance manuals and warranties for all works as applicable;
- service authority sign-off;
- landscape and street tree certification and evidence of acceptance by City Tree Management Officer and/or Parks Officer;
- stormwater information to include, but not be limited to,
 - CCTV of storm water system,
 - Sydney Water (S73) certificate,
 - As-built survey of pits and pipes,
 - Asset datasheet in accordance with Appendix D "A4 Drainage Design"
- street lighting to include, but not be limited to,
 - certification by suitably qualified and accredited Electrical Engineer as specified in the Lighting Codes,
 - evidence of Design/Installation Approval for respective statutory authority Lighting.
- evidence of registration of underground electrical reticulation with "Dial-Before-You-Dig" database
- certification by a suitably qualified practicing structural consultant for footings, stating that the installation is fit for the purpose, complies with the approved design and the site specific underground obstructions and soil conditions.
- Operation and Maintenance manual.
- traffic signage to include evidence of correctly installed traffic signage as per the approved signage plans showing the signs labelled with the time and date of erection;
- any other requirements outlined in the Sydney Streets Technical Specification or in other conditions of consent.

Drawings shall show:

- a comparison with the approved design drawings. All design distances, levels and values are to remain in black on the drawings and 'struck out' with a diagonal line in red.
- all As-Constructed distances, levels and values (text), regardless of variance, are to be marked on the plans, cross sections and Longitudinal Sections in red.
- the redrawn parts of any layout details (plan) and longitudinal or cross sections are to be drafted in red with the original line work to remain in black but 'struck out' in red as required.
- actual dimensions which have been recorded on site, (e.g. the design drawings may give a dimension as "Maximum 2 metres"; the WAE drawings shall give the actual measured dimension of say 1.9 metres).
- all amendments made to the approved design during the construction phase.

Further details of the required submissions can be found in the Public Domain Works Handover Requirements Document available on request from your Public Domain Officer.

Format

Submissions must be:

- Electronic - and provided in both pdf and CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.
- Hard copy submissions may also be requested for larger projects.

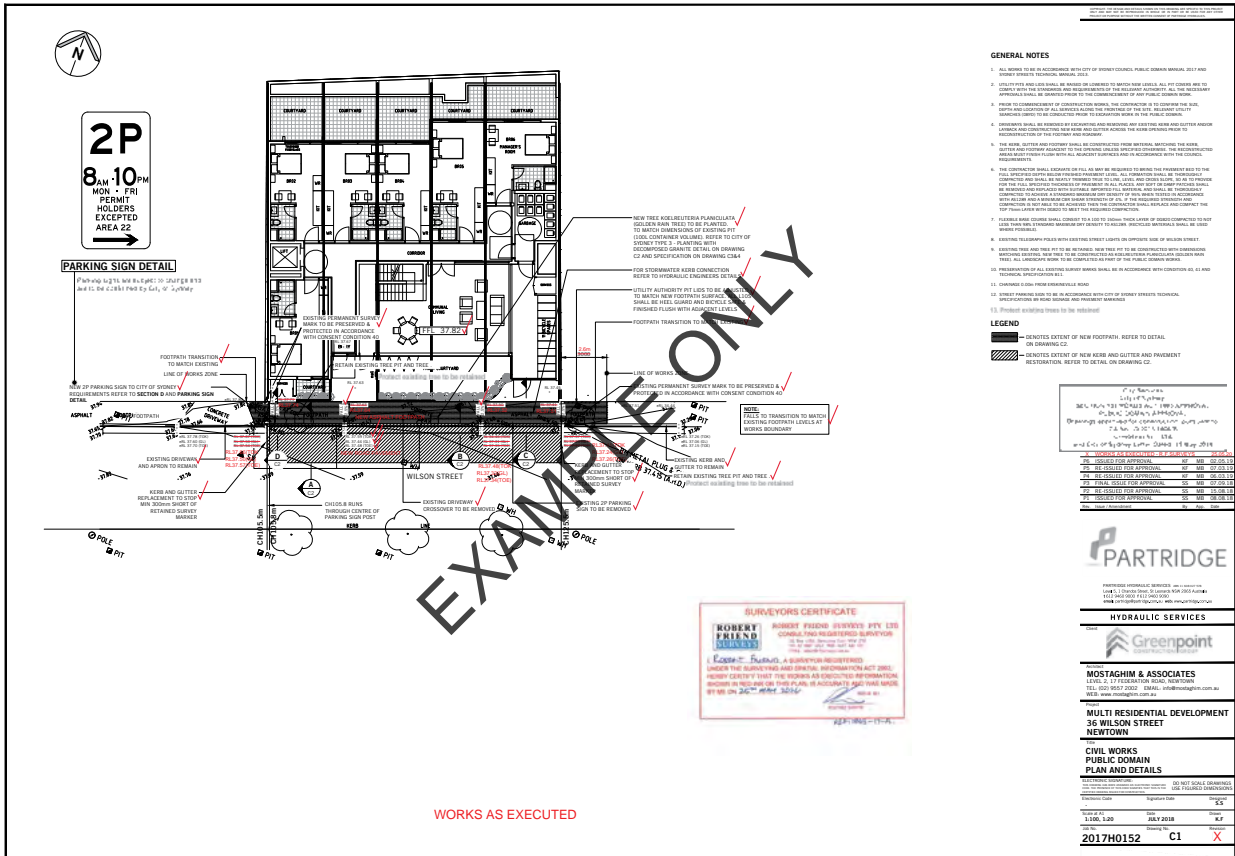


Figure 15 - Works As Executed Documentation example

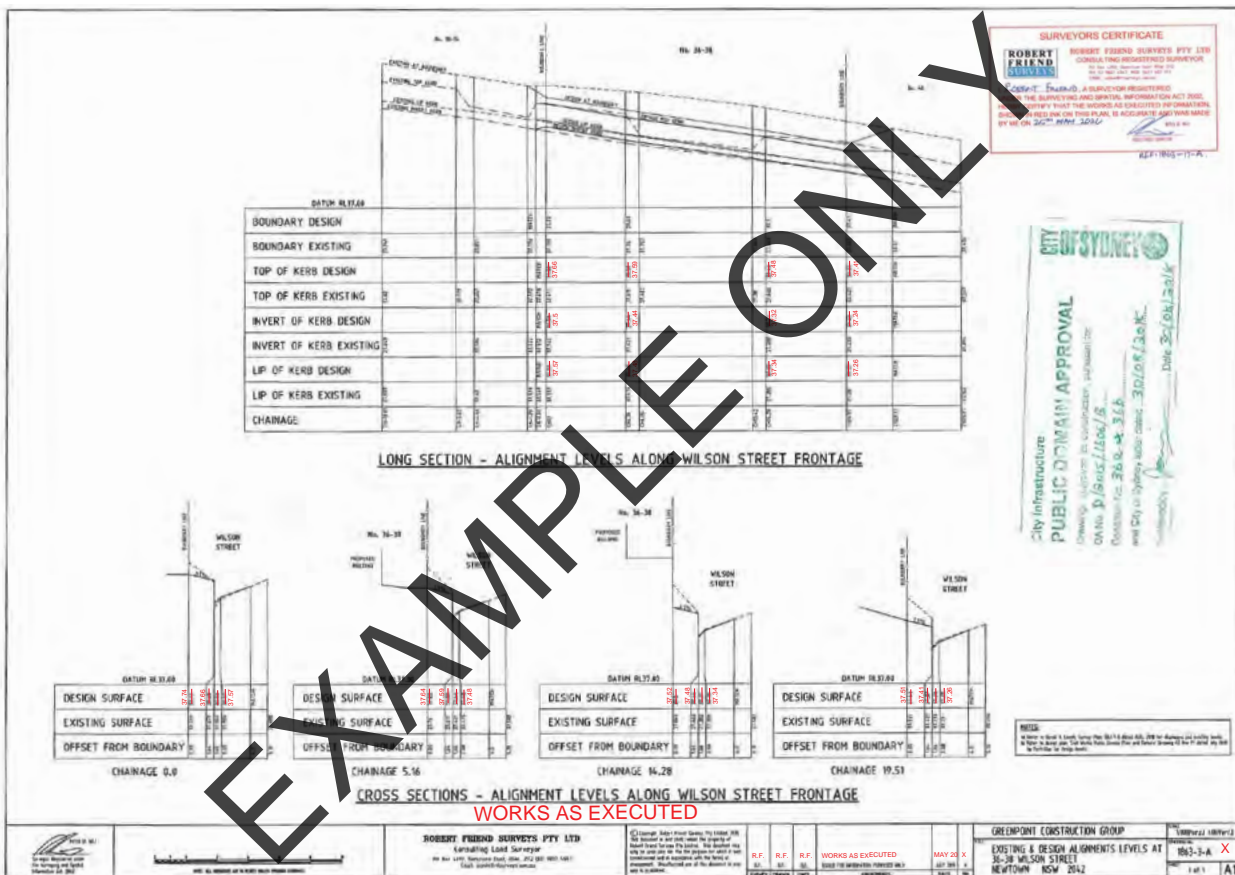


Figure 16 - Works As Executed Documentation example

Public Domain Conditions of Consent

C5.3 Stormwater Completion Deed of Agreement & Positive Covenant

For all approved connections to the City's underground drainage system, the owner is required to enter into a Deed of Agreement with the City, which is to be registered on Title through a Positive Covenant.

For all drainage systems involving On Site Detention (OSD), a Positive Covenant must be registered on the property Title to ensure maintenance of the approved OSD system, regardless of the method of connection.

Council's Legal Services Unit will be in contact with the applicant and owner to finalise the Deed of Agreement and Positive Covenant after approval of the stormwater drainage connection and/or OSD.

Content

Further details of the required submissions can be found in the Stormwater Drainage Manual.

C5.4 Constructed Floor Levels

Refer to your conditions of consent.

C5.5 Survey Infrastructure - Pre Subdivision Certificate Works

In some instances, for example where new kerb and gutter is to be installed, it may not be possible to replace a mark immediately. In these cases an application must be made to defer the replacement of the mark to the Surveyor General.

Preparation

The information supplied for this condition must be prepared by a Registered Surveyor.

Content

The application should contain the following information:

- a copy of the Surveyor-General's Approval including all submitted documentation;
- either:
 - confirmation that work did not disturb the survey mark; or
 - that the survey mark has been preserved as outlined in the Surveyor General's Directions No.11 Preservation of Survey Marks.

Format

Submissions must be:

- Electronic – Letters and/or documentation to be provided in pdf. Plans showing locations of survey marks to also be provided in CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.

C5.6 Survey Infrastructure - Restoration

Once work has been completed evidence must be provided to the City that the survey infrastructure has not been damaged.

Preparation

The information supplied for this condition must be prepared by a Registered Surveyor.

Content

The evidence should include the following:

- Certification that all requirements requested under any Surveyor-General's Approval for Survey Mark Removal or by the City's Principal Surveyor from condition "Survey Infrastructure – Identification and Recovery" have been complied with;
- Certification that all requirements requested under any Surveyor-General's Approval for Deferment of Survey Marks from condition "Survey Infrastructure – Pre Subdivision Certificate works" have been complied with and;
- Time-stamped photographic records of all new survey infrastructure relating to the site.

Format

Submissions must be:

- Electronic – Letters and/or documentation to be provided in pdf. Plans showing locations of survey marks to also be provided in CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.

C.5.7 Land Dedication - No Long Term Environmental Management Plans

In most instances, land to be dedicated will not be accepted by the City if there is any Long-Term Environmental Management Plan (LTEMP) on the title. The City expects land to be transferred into its ownership to be free from harmful contaminants.

If the land to be developed is contaminated, usually a Remediation Action Plan will need to be submitted and approved with the initial development application documentation. Any changes to the agreed Remediation Action Plan during the construction process will usually require a modification to the existing development consent.

C.5.8 Land Dedication - Remediation Capping Layer

In some circumstances, where land cannot be completely remediated, a Long Term Environmental Management Plan may be required. In most instances, the City will require a minimum of 1.5m depth (below surface level) of uncontaminated or clean capping above the contaminated ground. Land may be required to be remediated beneath the 1.5m depth to ensure safe access to existing services in the future.

Where there is any residual contamination, a Long Term Environmental Management Plan will be required. The City will only accept passive plans, where the maintenance requirements are in line with the Council's current practices.

Generally, a passive plan will not involve any of:

- Regular inspections or monitoring by officers requiring special qualifications
- Documentation to be kept or updated with the LTEMP
- Requirements for any personal protective equipment to be used by construction workers or service providers on the site or
- Air monitoring.

Preparation

The Long Term Environmental Management Plan must be prepared by a suitably qualified environmental consultant and reviewed and approved by a qualified Site Auditor.

Format

Submissions must be:

- Electronic – Plans must be provided in pdf format.

C.5.9 Defects Liability Period - Public Domain Works

Refer to your conditions of consent.

Part D

Public Domain Security Bonds



The background is a solid orange color with a pattern of various geometric shapes in different shades of orange. These shapes include triangles, squares, circles, and irregular polygons, some of which are semi-transparent, creating a layered effect.

Public Domain Security Bonds

Part D

Public Domain Security Bonds

D1 Introduction

A Refundable Security Bond (Bond) is required in relation to public domain works arising from a Development Consent a Planning Agreement or a Works on the Public Way approval under the Roads Act.

A Bond may also be required to cover against possible damage to Council property (even if you are not undertaking any public domain works).

A Works Bond is to ensure that approved works in the public domain are carried out in accordance with the approved plans and City Standards, Codes and Policies.

A Damage Bond is to ensure that existing public domain assets are adequately protected during building and or public domain construction works.

A Security Bond will be requested as per your Consent, Planning Agreement or approval. Public Domain Security Bonds may include the following;

- Public Domain Works;
- Planning Agreement;
- Public Domain Damage;
- Installation of Temporary Ground Anchors, and
- Kerb and Gutter Bond.

Other Bonds related to construction activity such as erecting hoardings may also be applied by other teams at the City.

D2 Calculating the Security Bond

Public Domain Security Bonds listed above are calculated in accordance with the City of Sydney's adopted schedule of Fees and Charges.

Security Bond for works to be undertaken under a Planning Agreement are based on the agreed value of the works to be provided, as determined by a Quantity Surveyor's estimate.

D3 Lodging the Security Bond

Security deposits must be lodged with the City before approval is issued for the related work, or before the work commences, as determined by the City and any relevant planning controls.

The City's Public Domain team will advise you in writing of the required value of the bond, form of payment accepted and how and where to lodge the Bond.

The form of payment accepted by the City are as follows;

- Unconditional Documentary Bond – such as Bank Guarantee, Surety Bond, Insurance Bond or;
- Cash – including Bank Cheque, EFT – Direct Debit Card

Please note, the City *does not* accept conditional Documentary Bonds, personal or company cheques or credit cards

D4 Release of the Security Bond

The Bonds will be release in accordance with the Consent, Approval or Planning Agreement.

Security Bonds are refundable once the work to which they relate is completed and a Public Domain Letter of Completion is issued by the City or no damage has occurred to the public domain.

A Public Domain Letter of Completion will be issued once works are competed to the City's satisfaction and all works-as-executed (as-built) documentation, certifications and warranties related to the work have been submitted in full and have been accepted by the City.

In most cases at completion, 90% of the value of the security is eligible for release as a defects liability period will apply.

Where no defects period applies the Bond will be returned in full.

Where applicable 10% of the Security Bond value will be held by the City until the conclusion of the specified defects liability period, providing there are no outstanding issues at the end of that period.

If the obligations are not met against which a Bonds are held, the City has the ability to make a claim against the Bond value and use it to undertake any necessary outstanding works, including rectification of defects. A credit balance (if any) after such a claim will be eligible for a refund.

Part E

Construction, Hold Points & Appointing the City as PC



Construction, Hold Points & Appointing the City as PC

Part E

Construction, Hold Points & Appointing the City as PC

E1 Opening the Public Domain

Before starting work in the Public Domain, you will need to obtain a separate Road Opening Permit from the City's Construction and Regulation team before the work can commence. The Road Opening Permit may include requirements for fees to be paid and conditions may be imposed on the construction process.

E2 Hold Point Inspections

Public domain works must be constructed in accordance with the approved plans, specifications, City standards and relevant policies. Variations to the approved documentation that may be required due to unforeseen site conditions must be approved by the City's Public Domain team prior to Construction.

Your letter of approval for public domain works will list the required hold points that you must coordinate with the City's Public Domain team. City staff may also undertake random, unscheduled inspections to monitor work progress and compliance with the approved plans and specifications.

E3 Critical Stage Hold Point Inspections - Appointing the City as Principal Certifier

In accordance with Section 109E(1AA) of the Environmental Planning and Assessment Act, the City must be appointed as the Principal Certifier (PC) for 'subdivision work' when a subdivision works certificate is applied for – that is, when a proposal includes a requirement to construct civil infrastructure to support the subdivision of the land dedicate land to the City.

When the City is appointed PC for critical stage inspections will be set, over and above any other hold points specified for other public domain works. The City's Public Domain team will advise you in writing of the inspections that will apply.

To appoint the City as PC for your subdivision works you must submit a Notice of Commencement of Building or Subdivision Work and Appointment of Council as PC. The application must be made no less than 48 hours before the subdivision works are proposed to commence, but it is recommended that you notify the City as soon as you know subdivision works will apply.

The person making the application must be the person having benefit of the development consent or complying development certificate, or the contractor carrying out the work if the contractor is the owner of the site.



E4 Missed Inspections

A minimum of 48 hours' notice (or as otherwise specified in your approval) must be given to City staff before the date of all intended hold point and critical stage inspections.

Work must not progress beyond a set hold point until written approval is given by City officers. Failure to give adequate notice of a required hold point may result in staff rejecting the work and requiring it to be reconstructed.

Additional requirements apply to missed inspections when the City is the PC. These are outlined in Section 162C of the Environmental Planning and Assessment Regulation.

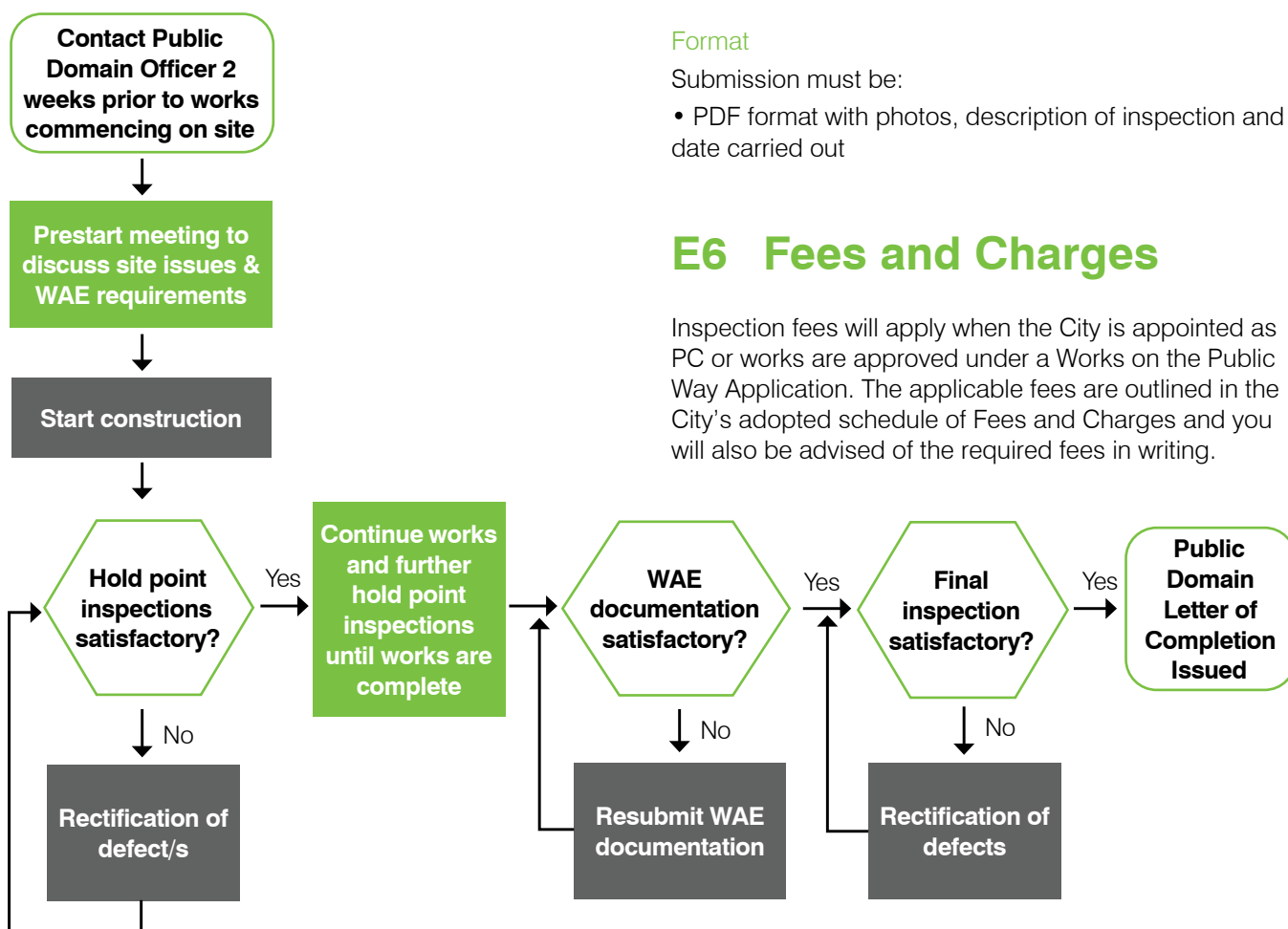


Figure 17 - Public Domain completion process

E5 Out of Hours Hold Points

In some circumstances, works are required outside of ordinary work hours and in-person hold point inspections are not feasible. When works occur outside of ordinary work hours, an Out of Hours report is required. Prior approval is required to undertake an Out of Hours Report in lieu of onsite hold point inspections.

Content

- Marked-up Plan of work location, pre and post photos
- Certification from a registered Engineer (providing relevant qualifications) that works has been constructed in accordance with the stamped plans and the City of Sydney's technical specifications

Format

Submission must be:

- PDF format with photos, description of inspection and date carried out

E6 Fees and Charges

Inspection fees will apply when the City is appointed as PC or works are approved under a Works on the Public Way Application. The applicable fees are outlined in the City's adopted schedule of Fees and Charges and you will also be advised of the required fees in writing.

Part F

Defects, Works Completion & Handover





Defects, Works Completion & Handover

Part F

Defects, Works Completion & Handover

F1 Defects

Once the public domain works have been constructed, City officers will undertake an inspection to identify any defects that need to be rectified.

Defects may include incorrect location of elements, unsatisfactory construction techniques or finishes, or any other non-compliances with the approved plans and specifications. All items will be confirmed by the City in writing and must be rectified as soon as possible.

Any bonds related to the work will be held until the identified issues have been addressed in accordance with the approved plans, specifications and to the City's satisfaction.

F2 Completion and Works-as-Executed (As-Built) Documentation

Once the public domain works have been constructed, including the rectification of any identified defects, City officers will undertake a final inspection to determine completion. A Public Domain Letter of Completion will only be issued by the City once the works are considered satisfactory and all required works-as-executed documentation has been submitted to, and been accepted by the City as outlined in Part E.

Part G

Appendix



Appendix

Part G

Appendix

G1 Ground Anchors

Excavations near roads have the potential to cause subsidence and damage to roads and other infrastructure on or within the road reservation. Where this potential exists, proponents must contact the City's Public Domain team (where the City is the local roads authority) to discuss the proposed excavation works before commencement. When support systems are placed within road reservations formal approval is required. More detailed information can be found on the website in the City of Sydney Code of Practice – Hoisting and Construction Activities in Public Places.

The City will not approve permanent ground anchors or ground anchors within the top 2m of the road reserve as measured from the gutter invert level or surrounding ground levels where a gutter is not present.

A bond will be required to be lodged which will be retained for a period of 6 months after the acceptance of certification confirming ground anchors have been de-stressed and subject to a final inspection.

Applications must be made using the standard form available on the City's website and include drawings, details and certification as set out in the form and/or any other site-specific information required by the Public Domain Officer.

Preparation

The Application for Temporary Ground Anchors must be prepared by a suitably qualified engineer.

Content

The following elements should be included (as required for your site):

- Location Plan
- Site Plan
- Structural certification
- Geotechnical certification and
- Calculations

Refer to the Ground Anchor Approval Application form for submission requirements.

Format

Submissions must be:

- Electronic - and provided in both pdf and CAD .dwg formats. Plans must be based on Australian Height Datum (AHD) and Map Grid of Australia (MGA) orientation, zone 56.



Figure 18 - Approval process for temporary ground anchors

G2 Stormwater

Contents

1. Introduction
2. Policies and Guidelines
3. Contact Us
4. Flooding Assessments
5. Requirements for On-site detention (OSD)
6. Stormwater Drainage Plans and Details
7. Stormwater Quality

1. Introduction

This manual set outs stormwater and flooding requirements relevant to private developments. It details what should be considered with regard to stormwater and flooding when making a Development Application and issues to consider in addressing conditions of consent for stormwater drainage work.

Note: This document supersedes and replaces previous information provided in the 2006 City of Sydney Stormwater Drainage Connection Information document.

2. Policies and guidelines

The Stormwater Drainage Manual must be read in conjunction with:

- The City's policies (key documents listed below), specifications (refer below) and planning controls;
- Development consent conditions for your project; and
- Advice given by City officers during the submission and approval process for your project.

Key policies and documents related to the stormwater drainage manual include:

- [Interim Floodplain Management Policy](#)
- Public Domain Manual
- Sydney Streets Design Code (refer to downloads section of the web page)
- [Sydney Streets Technical Specifications and Standard Drawings](#)
 - Design Specifications – refer to A4 Drainage Design (including attachments)
 - Construction Specifications – refer to B10 Stormwater Drainage.

3. Contact Us

If you have a question about stormwater drainage works, how to make a submission, or to request a pre-submission meeting, please refer to the Public Domain Manual or contact the City's Public Domain team on:

- 02 9246 7575
- or email publicdomain@cityofsydney.nsw.gov.au

4. Flooding Assessments

[Sydney Local Environmental Plan 2012 \(Sydney LEP 2012\)](#) requires the consent authority to be satisfied that all proposed development adequately protects the safety of property and life, and avoids adverse impacts on stormwater drainage, flood behaviour and the environment. This includes:

- that proposed development will not experience undue flood risk; and
- that existing development will not be adversely flood affected through increased damage or hazard as a result of any new development.

Specified flood planning controls apply to all land that is at or below the flood planning level. The requirements, set out in Sydney LEP 2012, must be met before development consent is granted.

Additional information on the requirements for flood planning is set out in the City's [Interim Floodplain Management Policy](#).

To satisfy the City that the development complies with these requirements you may need to undertake a flood study as part of your Development Application submission in addition to establishing flood planning levels for the development.

General information on floodplain management, including information on the various catchment areas within the City of Sydney, can be found on the City's website under [floodplain management](#).

5. Requirements for On-site Detention (OSD)

5.1 Sydney Water Requirements

Requirements for OSD are determined by Sydney Water, but are generally summarised below:

Properties that must have a system include (but are not limited to):

- All commercial, industrial and special use (e.g. community, education, recreational) buildings or structures;
- Town houses, villas, home units or other strata subdivisions;
- Dual occupancy lots.

In the instance where OSD is not required by Sydney Water, OSD may still be required by the City where it is not feasible to connect or extend to the existing stormwater network. Refer to section 6.2 below for details.

You may be exempt from requiring an OSD system if:

- Construction is only for a single residential dwelling;
- The original total site area is less than 250 m²;
- The development site is in the lower section of the catchment;
- You are refurbishing an existing building and maintain the existing drainage system.

Further information on the requirements for OSD is outlined in [Sydney Water's On-Site Detention Policy](#).

5.2 Legal Requirements

A positive covenant must be registered on the title of the land for all drainage systems involving OSD to ensure maintenance of the approved OSD system, regardless of the method of connection.

Should a direct connection to existing City-owned drainage infrastructure be required, the owner must enter into a deed of agreement (Stormwater Deed) with the City, which is to be registered on title through a positive covenant. To begin this process please complete the Stormwater Drainage connection approval application form - [Stormwater Drainage Connection Approval Application](#)

The following information will be required for the positive covenant and/or Stormwater Deed:

- Owner of Property;
- ABN / ACN;
- Address;
- Contact details;
- Phone No;
- Email;
- Site Address;
- DA Number

6. Stormwater Drainage Plans and Details

The proposed stormwater disposal and drainage from the development should be considered as a part of your Development Application. This should include details of:

- All stormwater connections associated with the development;
- Details of On-site detention requirements (refer to section 5 above);
- Details of new infrastructure associated with the development.

6.1 Connection Information

The feasibility of connection options will ultimately be determined by the City's Public Domain team. Any works in the public domain are subject to approval and subsequent road opening permit requirements. These works may also be subject to defects liability periods, submission of works completion documents (e.g. works-as-executed plans, certifications, warranties and/or CCTV footage) and infrastructure handover.

Information on private connections, for both kerb and underground connections, is detailed in the City's A4 Drainage Design code as part of the [Sydney Streets Technical Specifications and Standard Drawings](#). This document is to be read in conjunction with all other chapters of the Technical Specifications.

Any connection to City of Sydney infrastructure will require a deed of agreement. Refer to Section 5.1 above.

6.2 Kerb Connections

The City may consider kerb connections on a site specific basis. This would generally relate to works that consist of gravity discharge of stormwater via downpipes to the kerb.

The City may also consider kerb connections for developments involving OSD systems where it can be demonstrated that it is not feasible to connect or extend to the existing stormwater network, subject to the following:

- The maximum permissible site discharge will be limited to 25l/s for storms up to and including the 20yr ARI;
- Dry-weather flow is not permitted through kerb outlets and these discharge systems are subject to timed pumping between the hours of midnight and 4am, subject to approval;

- Flow to kerb connections is to be discharged as gravity flow only.

In the instance where OSD is not required by Sydney Water, OSD may still be required by the City where it is not feasible to connect or extend to the existing stormwater network. This is to ensure that the maximum permissible site discharge, to a kerb connection, is not exceeded.

6.3 Application Requirements

You can download an [Application for Approval of Stormwater Drainage Connections](#) or collect a hard copy of the form from the City's One Stop Shop or Neighbourhood Service Centres.

A fee for each drainage connection will apply, in accordance with the City's adopted schedule of [fees and charges](#) and as detailed on the application form.

6. Stormwater Quality

All development sites should consider water quality improvements as a part of their development application.

The City's requirements for meeting stormwater quality targets are set out in the General Provisions of the [Sydney Development Control Plan 2012](#), Section 3.

G3 Trees

G3.1 Tree Retention and Removal

All development sites should consider the impact of the development to adjacent trees as part of their development application, including the impact of activity and access required for construction.

Any proposal to remove or significantly prune trees in the public domain must be indicated on the Landscape Plan. Proposed tree removals are required to be known at this stage to ensure the impact of the development is adequately assessed.

G3.2 Tree Protection

All trees required to be retained as part of the development are to be adequately protected for the duration of the project. General tree protection measures are specified within the City of Sydney Street Tree Master Plan. Specific tree protection measures may be a condition of the development consent.

Preparation

When required, a tree protection plan must be prepared by an arborist qualified to Australian Qualifications Framework Level 5 in accordance with the Australian Standard AS4970-2009 Protection of trees on development sites. The City has published guidelines for the preparation of arboricultural reports.

Content

Details of trees to be retained and protected, along with relevant detail of the method, should be included in the Public Domain Plan.



Figure 19 - Street tree trunk protection



Figure 20 - Street tree trunk protection

G3.3 Tree Planting Arrangements

If tree planting is proposed or required as an element of the Public Domain Concept Plan, the public domain applicant must consider and choose one of two options, as follows:

1. Undertake the tree supply and planting requirements themselves, including:
 - The procurement of tree stock of the required species, container size, and quality in advance of the work to ensure the trees are available when needed;
 - The submission of documentation to demonstrate the supplied trees comply with the required quality standards;
 - The planting of the trees in accordance with all required quality standards listed within the City of Sydney Street Tree Master Plan, subject to hold point inspection and acceptance at the time of planting;
 - The maintenance of the trees (including frequent watering), in accordance with all requirements listed within the City of Sydney Street Tree Master Plan, for the duration of the public domain defect liability period and subject to final inspection and acceptance;
 - The replacement of any tree that is not of acceptable quality or has not adequately or successfully established.
2. Pay a fee for the City to supply, plant, and maintain the required trees on the applicant's behalf.



Figure 21 - Street tree planting

G4 Glossary

The following acronyms and definitions apply to this document as a guide

G4.1 Acronyms

Acronym	Definition
CC	Constructions Certificate
CoS	City of Sydney
DA	Development Application
DMP	Dewatering Management Plan
EP&A Act	Environmental Planning and Assessment Act 1979 (NSW)
Heritage Act	Heritage Act 1977 (NSW)
LG Act	Local Government Act 1993(NSW)
LPCTCC	Local Pedestrian, Cycling Traffic Calming Committee
OC	Occupation Certificate
OSD	On-site detention
PC	Principal Certifier
PD	Public Domain
Roads Act	Roads Act 1993 (NSW)
RMS	Roads and Maritime Services, now known as Transport for NSW (TfNSW)
SSM	State Survey Mark
WAE	Works as Executed
WH & S Act	Work Health and Safety Act 2011

G4.2 Definitions

Abbreviation	Definition
Approval	official permission granted by the Authority having jurisdiction to accept the proposed activities
Authority	means any government, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity
Bond	has the same meaning as Security Bond
Business Day	means a day on which banks are open for general banking business in New South Wales, but does not include Saturdays, Sundays or public holidays
City	means The Council of the City of Sydney
City of Sydney's adopted fees and charges	means the schedule of Fees and Charges attached to the City of Sydney's Revenue Policy. The fees and charges are determined by Council each financial year
City's Policies	means all City's policies, standards, codes and procedures relevant to the provision of works in the public domain or works relating to future public domain works
Certificate of Completion	has the same meaning as the Public Domain Letter of Completion
Completion	means when a Public Domain Letter of Completion is issued in writing by the City
Completion Date	means the date of the issue of the Public Domain Letter of Completion
Cost of works	means the total estimated cost of the public domain works
Council	means The Council of the City of Sydney
Defects Liability	means the developer is responsible for any defects that arise from the workmanship within the Defects Liability Period
Defects Liability Period	means a stated period (generally 6 or 12 months) as defined in the approval relating to the public domain works), starting from the Completion Date
Development application	has the same meaning as in the EP&A Act
Development Approval	has the same meaning as Development Consent as in the EP&A Act
Dewatering Management Plan	means a plan of management prepared by a qualified water quality expert, outlining the action of temporary removal of groundwater or surface water from a construction site to meet the City's standards a relevant legislation
Hold Point	means a mandatory verification point beyond which work cannot proceed without approval by the City's Public Domain team
Levels and Gradients	means the gradients of the footpaths adjacent to your site and as described in section C3.2
MUSIC report	means a report produced by specified software which predicts water quality improvements
Occupation Certificate	has the same meaning as in the EP&A Act
On-site detention	means a method of slowing the release of stormwater from the site for a period of time
Part 5 works	has the same meaning as activities under EP&A Act Part 5
Planning Agreement	means a binding agreement between the City of Sydney and a developer where the developer agrees to provide benefits to the community alongside the construction of the development
Principal Certifier	has the same meaning as in the <i>Building and Development Certifiers Act 2018</i> .
Principal Contractor	has the same meaning as in the WH & S Act
Public Domain	means an area of land designated for public use where Council is the Road Authority or the owner of the land

Definitions continued

Abbreviation	Definition
Public Domain Manual	means this document and all attachments and annexures
Public Domain Plan	means a plan showing existing elements and proposed works within the public domain
Public Domain Works	means all works within the Public Domain or future Public Domain
Public Domain Letter of Completion	<p>means a letter from the City's Public Domain team confirming that works have been completed to the City's standard and all documentation required is received and marks the start of the defects liability period.</p> <p>means the point at which the Developer's Works are complete except for minor defects:</p> <ul style="list-style-type: none"> - The existence of which do not prevent the public domain works being reasonably capable of being used for their intended purpose and - The rectification of which will not affect the immediate and convenient use of the public domain for their intended purpose.
Public Road	has the same meaning as in the Roads Act
Registered Land Surveyor	means any person who is currently listed on the Register maintained by the Board of Surveying and Spatial Information (BOSSI), having been assessed as competent to practice cadastral (boundary) surveying.
Road Authority	has the same meaning as the Roads Act
Section 60 Approval	means the approval issued by NSW Heritage Council pursuant to section 63 of the Heritage Act 1977
Security Bond	means a refundable payment in favour of the City to act as security to ensure that approved works in the public domain are carried out and or to ensure that existing public domain assets are adequately protected during building and or public domain construction works
Services	means any services provided by an Authority or the City and the system or other means of providing those services to the Premises.
Street Tree	means a tree that is not on private land and is growing in or upon a Public Road (including footways)
Subdivision of Land	Has the same meaning as in the EP&A Act
Submission	means documentation including plans for consideration or approval relating to an application or to satisfy a condition of consent
Survey Mark	has the same meaning as survey monuments, or geodetic marks etc and are any mark defined under Schedules 1,2,3 and 4 of the Surveying and Spatial Information Regulation 2017

G5 Fees & Charges

Reference	Title	Fees and Charges (All fees and charges, including security bonds are in accordance with the City of Sydney adopted schedule of fees and charges)
C1.1	Diagram Showing Extent of Public Domain Works	Nil
C1.2	Public Domain Survey	Nil
C1.3	Levels and Gradients of all Surrounding Footpaths	Nil
C1.4	Stormwater Quantity Management	Nil
C1.5	Stormwater Quality Management	Nil
C1.6	Flood Management	Nil
C2.1	Dilapidation Report - Public Domain	Nil
C2.2	Public Domain Damage Bond	A damage security bond will be required to be submitted and will be determined based on the area of public domain impacted
C2.3	Survey Infrastructure - Identification and Recovery	A fee will be charged where a City owned survey mark is required to be reinstated after construction works have been completed
C2.4	Protection of Stone Kerbs	A Security bond may be required for the protection of Stone kerbs and gutters
C2.5	Associated Roadway Costs	Nil
C3.1	Public Domain Concept Plan	No fees required for concept plan assessment
C3.2	Public Domain Levels and Gradients	An application fee is to be submitted with a completed Application for public domain levels and gradients
C3.3i	Stormwater and Drainage – Minor Development	An application fee is to be submitted with a completed Application for Stormwater Drainage Connection if connecting to the City of Sydney's underground stormwater drainage infrastructure
C3.3ii	Stormwater Drainage Design	
C3.3iii	Stormwater On-site Detention	
C3.3iv	Stormwater Quality	Nil
C3.4	Flood Planning Levels	Nil
C3.5	Public Domain Lighting Upgrade	Nil. The fee for assessing lighting designs is included in the Application for Public Domain Plan assessment fee
C3.6	New Road Design	The fee for assessing new road designs is included in the Application for Public Domain Plan assessment fee
C3.7	Dewatering	An application fee applies for Public Domain Plan (including road design) submissions in accordance with the City of Sydney's adopted schedule of fees and charges. The application must be submitted with a completed Public Do-main Plan application.
C4.1	Public Domain Detailed Documentation for Construction	An application fee is to be submitted with a completed Application for Public Domain Plan assessment

Reference	Title	Fees and Charges (All fees and charges, including security bonds are in accordance with the City of Sydney adopted schedule of fees and charges)
C4.2	Hold Points	No fees apply for issuing the Hold Points although Construction inspection fees may occur in some instances eg when the City is acting as the Principal Certifier for the site or for a Roads Acts Approval. The fees will be based on the estimated cost of works
C4.3	Drainage Connection	An application fee is to be submitted with a completed Application for Stormwater Drainage Connection, if connecting to the City of Sydney's underground stormwater drainage infrastructure
C4.4	Lighting Reticulation	The fee for assessing the lighting design is included in the Application for Public Domain Plan assessment fee
C4.5	Public Domain Works Bond	A works security bond will be required and will be determined based on the public domain works required
C4.6	Section 138 Roads Act Approval	Nil
C4.7	Appointment of Public Domain Unit as Principal Certifier for Subdivision Works	Construction inspection fees will be required once the scope of works is determined. The fees will be based on estimated cost of works
C4.8	No Obstructions	Nil
C4.9	Service and Drainage Pit Lids	Nil
C4.10	Tactile Ground surface Indicators	Nil
C4.11	Paving Materials	Nil
C5.1	Public Domain Works Completion	Nil
C5.2	Works As Executed Documentation	Nil
C5.3	Stormwater Completion Deed of Agreement & Positive Covenant	A Legal fee will be charged for preparing required documentation
C5.4	Survey Infrastructure Pre-Subdivision Certificate Works	Nil
C5.5	Survey Infrastructure - Restoration	Nil
C5.6	Land Dedication	Nil
C5.7	Land Dedication - Remediation Cap-ping Layer	Nil
G1	Ground Anchors	An application fee is to be submitted with a completed Application for temporary ground anchors.