



City of
Canada Bay

Tract



KINGS BAY PRECINCT

Street Design Guideline

Tract

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Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Our Country, 2022

88 x 119 cm Acrylic on canvas

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Quality Assurance

Street Design Guide
Kings Bay Precinct

Prepared for
City of Canada Bay

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1 Introduction

1.1 Overview

The Kings Bay Precinct forms part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), which aims to renew Parramatta Road and adjacent communities through investment in homes, jobs, transport, open spaces, and public amenity. The Kings Bay Precinct forms one of three precincts within the City of Canada Bay local government area (LGA) that can facilitate the changes identified in the PRCUTS.

This Guide aims to provide a clear, consistent direction for Council, developers and stakeholders regarding the public domain's design, arrangement, and materiality in the Kings Bay Precinct.

This Guide intends to create a consistent, legible, integrated, visually pleasing, cost-effective streetscape for the Kings Bay Precinct.

1.2 Structure of the Guide

The Guide is structured into the following Chapters:

- 1. Introduction** - this section provides an overview of the Guide, who this Guide is for and how it should be used.
- 2. Design Framework** - this section presents the policies and strategic guidelines informing the Guide.
- 3. Street Design Objectives and Principles** - this section provides an overview of the key design objectives and principles for the public domain that should be applied commonly to all street types.
- 4. Typical Street Layouts** - this section identifies the various typical street typologies for the Kings Bay Precinct. Each street type includes a description of the street, its function, and the issues to be considered in its use. Plans and sections for each street type are also provided.
- 5. Components of the Street** - this section outlines the various street components that must be considered and coordinated to ensure a high-quality and legible public domain is delivered.
- 6. Implementation** – this section describes City of Canada Bay approval process and outlines the Conditions of Consent required for projects.

1.3 Who is this Guide for?

This Guide has been prepared for the following:

- Council staff working in the planning, design, project delivery or asset maintenance of the streets and public domain associated with the Kings Bay Precinct.
- Design professionals involved in the master planning, urban design, and construction of the streets and public domain associated with the Kings Bay Precinct.
- Developers and construction companies with civil infrastructure works and an interface with the public domain or where their land will be dedicated to Council as a public asset.

1.4 How to use the Guide

The following Table outlines how to use this Street Design Guide.

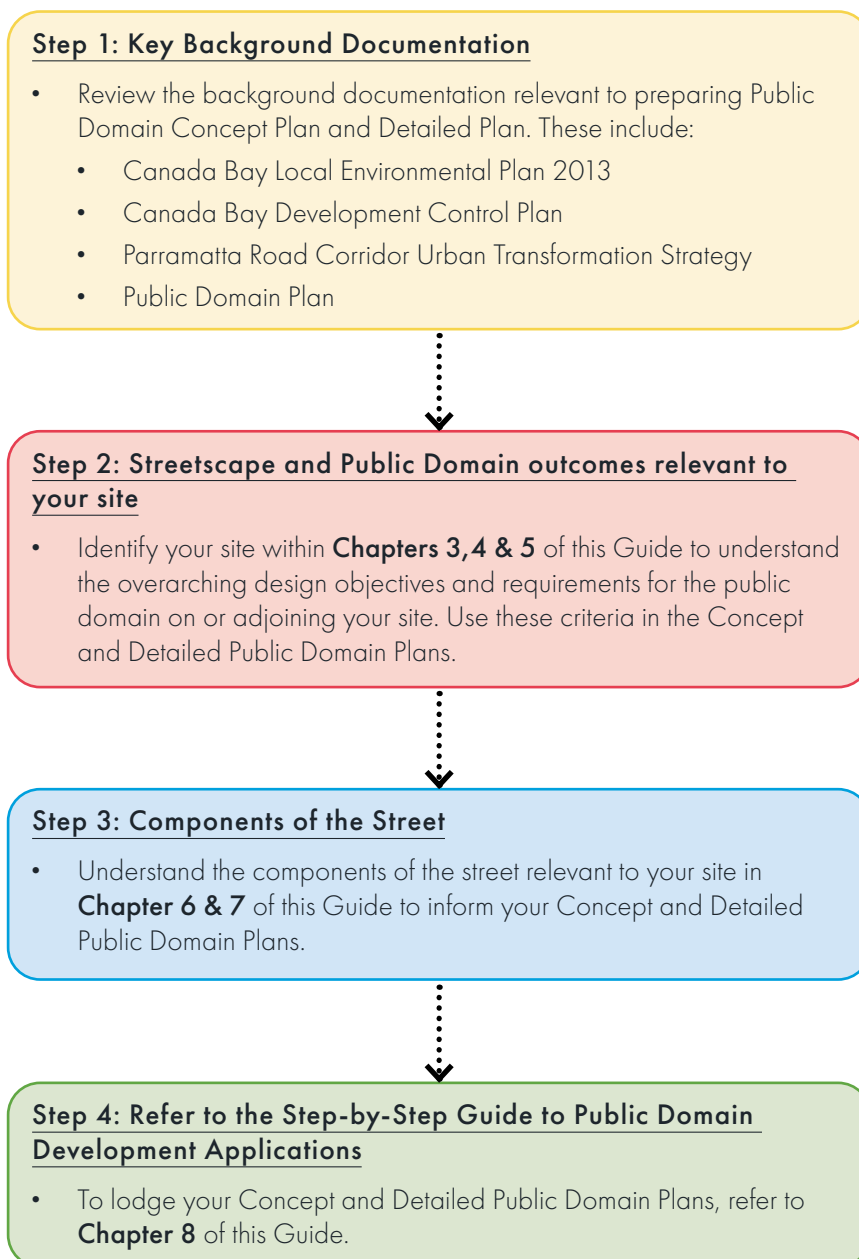


Figure 1. How to use the Street Design Guide

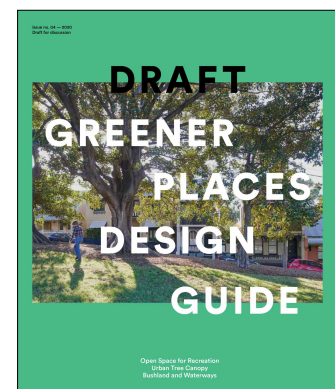
2 Design Framework

The proposals presented in this guide reference these policies and guidelines which have influenced the design process and development of the Kings Bay Precinct - Street Design Guide.

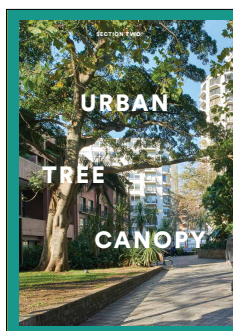
Better Placed, Government Architect NSW, 2017



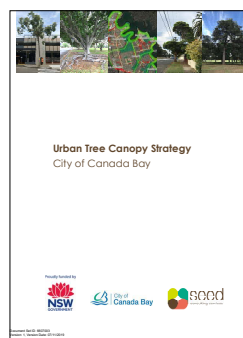
Greener Places, Government Architect NSW, 2017



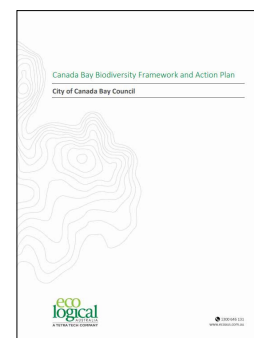
Urban Tree Canopy Guide, Government Architect NSW, 2017



Urban Tree Canopy Strategy City of Canada Bay, 2019



Canada Bay Biodiversity Framework and Action Plan, City of Canada Bay, 2019



**Parramatta Road Corridor
Urban Transformation Strategy,
UrbanGrowth NSW**



**Infrastructure Strategy,
Parramatta Road Corridor
Stage 1 Precincts, City of
Canada Bay, 2023**



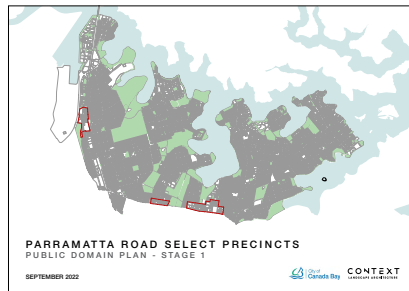
**City of Canada Bay Local
Environment Plan 2013**



**City of Canada Bay
Development Control Plan 2022**



**Parramatta Road Select
Precincts Public Domain Guide
Stage 1, 2022**



**Kings Bay Precinct Master Plan
Report, 2022**



**Sydney Green Grid,
Department of Planning and
Environment, 2017**



3 Street Design Objectives and Principles

3.1 King Bay Precinct Vision

“Kings Bay is envisaged as a new residential urban village with a Parramatta Road address. A new green corridor will be created along William Street to reinforce connectivity to Barnwell Park Golf Course and the foreshore, while providing a green marker along Parramatta Road at the centre of the Precinct. Other new features include a series of active transport connections across blocks, and the extension of Spencer Street to the east and west.”

- Parramatta Road Corridor
Urban Transformation Strategy,
UrbanGrowth, 2016

3.2 Street Design Objectives

Street design plays a key role in establishing character and shapes experience of all users of the precinct.

Connection: Streets provide physical connection for residents and businesses as well as important community and cultural connections.

Servicing: Streets provide a practical servicing role for vehicles, deliveries and transport as well as active transport and recreational networks.

Access: The streetscape needs to provide equal access for all users of all ages and mobilities. The streets should be inviting attractive and safe.

Vegetation: Streets should have space for trees and vegetation, providing benefits for heat reduction and increased shade, plus contribute to biodiversity and provide green connections within broader corridor networks. Trees visually provide structure and a sense of orientation within the precinct. Streets should aim for a minimum 25% canopy cover with underground electricity. Deep soil zones to be provided for proposed trees as required to meet the canopy cover.

Drainage and utilities: Streets should be able to manage stormwater and establish utility corridors to minimise conflict with public domain elements.

Kings Bay Precinct Street Design objectives are:

To provide a consistent approach to the design of streetscape set-out, materials and furniture elements.

To provide a set of standard details which can be implemented to a consistent standard

The following pages provide a precinct overview for

- Street Types
- Footpath Paving; and
- Street Trees


3.3 Street Types

Legend

Primary Road

 Parramatta Road

Secondary Road

 Queens Road

Collector Road

 Harris Road

Local Road


Walker Street

Spencer Street

 Regatta Road

William Street

Kings Road

 Spencer Street - Shared Zone

Laneways

 Laneway Type 1 - 12m Wide

 Laneway Type 2 - 6m Wide

General

 Site Boundary

 Open Space

 Existing Lot Boundary



Figure 2. Street Typologies Plan

3.4 Public Domain Paving

Legend

Insitu Concrete

- Insitu Concrete Type 1
- Footpaths less than 2500mm
- Insitu Concrete Type 2
- Footpaths / shared paths greater than 2500mm

Precast Concrete Unit

- Precast Concrete Paving Type 1
- Precast Concrete Paving Type 2
- Precast Concrete Paving Interlocking Paving

Asphalt Paving

- Asphalt Paving Type 1
- Cycleways

General

- Site Boundary
- Open Space
- Existing Lot Boundary

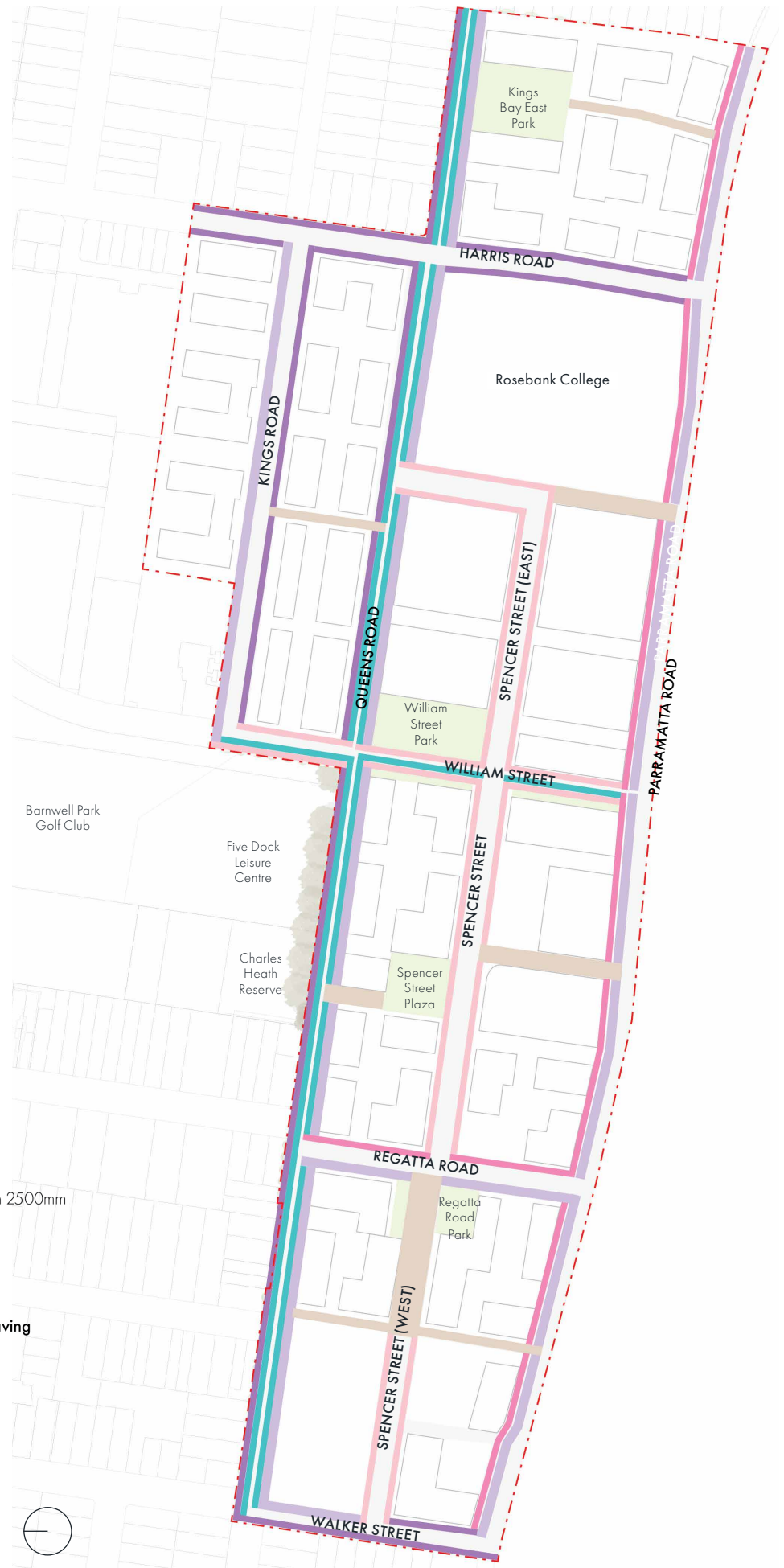


Figure 3. Paving Masterplan

3.5 Street Trees

Legend

Street Tree Treatment

- Primary Road
- Secondary Road
- Collector Road
- Local Road
- Laneway
- WSUD Treatment

General

- Site Boundary
- Open Space
- Existing Lot Boundary

Note: Streets with WSUD Treatment must prioritise inclusion of WSUD infrastructure and subject to detail design to ensure successful application specific for location.

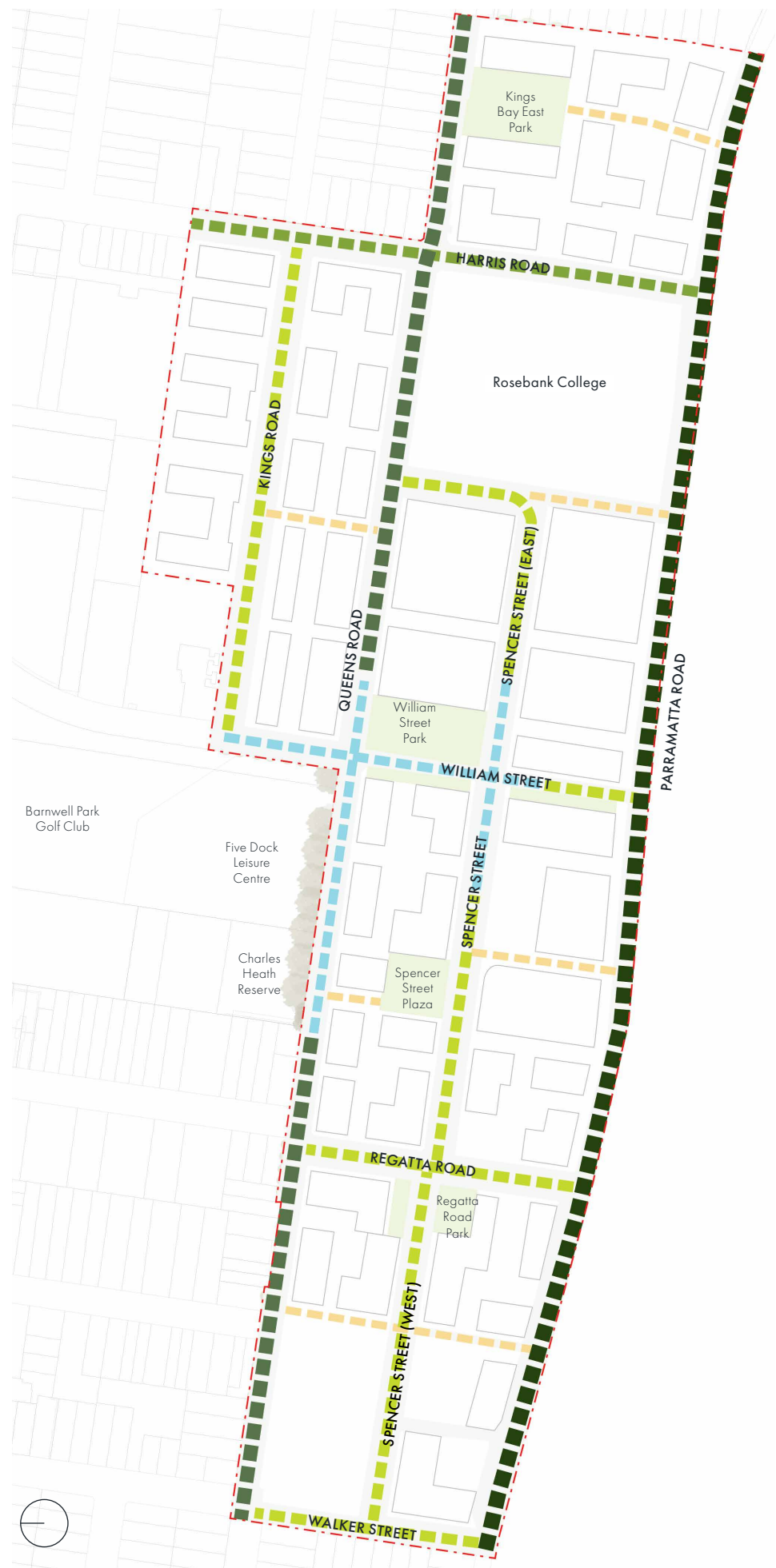


Figure 4. Street Tree Masterplan

4 Urban Canopy Street Tree List

Street Name	Botanical Name	Common Name	Location
PRIMARY ROAD - Parramatta Road			
<i>Large Trees</i>			
	Angophora costata	Sydney Red Gum	Landscape setback areas
	Angophora floribunda	Rough-barked Apple	Landscape setback areas
	Corymbia maculata	Spotted Gum	Landscape setback areas
	Eucalyptus paniculata	Grey Ironbark	Landscape setback areas
	Eucalyptus punctata	Grey Gum	Landscape setback areas
	Eucalyptus robusta	Swamp Mahogany	Landscape setback areas
	Eucalyptus microcorys	Tallowwood	Landscape setback areas
	Lophostemon confertus	Queensland Box	Landscape setback areas
	Syncarpia glomulifera	Turpentine Tree	Landscape setback areas
<i>Medium Trees</i>			
	Corymbia eximia	Yellow Bloodwood	Landscape setback / narrow areas
	Ginkgo biloba	Ginkgo	Landscape setback / narrow areas
	Harpullia pendula	Tulipwood	Landscape setback / narrow areas
	Liriodendron tulipifera	Tulip Tree	Landscape setback / narrow areas
	Quercus palustris	Pin oak	Landscape setback / narrow areas
	Waterhousea floribunda	Weeping Lilly Pilly	Landscape setback / narrow areas
SECONDARY ROAD - Queens Road			
<i>Large Trees</i>			
	Angophora costata	Sydney Red Gum	Landscape setback areas
<i>Medium Trees</i>			
	Backhousia citriodora	Lemon Myrtle	Garden bed areas along verge
	Buckinghamia celsissima	Ivory Curl Tree	Garden bed areas along verge
	Elaeocarpus reticulatus	Blueberry Ash	Garden bed areas along verge
	Melaleuca linariifolia	Snow in Summer	Garden bed kerb extensions
	Tristaniopsis laurina 'Luscious'	Water Gum	Garden bed areas along verge
	Zelkova serrata 'Green Vase'	Japanese Elm	Verge planting in pavement adjacent Mixed Use frontage
LOCAL ROADS - Spencer Street West between Walker Street and Regatta Road			
<i>Large Trees</i>			
	Angophora floribunda	Rough-barked Apple	Verge planting in pavement
	Corymbia variegata	Spotted Gum	Verge planting in pavement
	Lophostemon confertus	Queensland Box	Verge planting in pavement
<i>Medium Trees</i>			
	Melaleuca linariifolia	Snow in Summer	Garden bed kerb extensions
	Tristaniopsis laurina 'Luscious'	Water Gum	Verge planting in pavement

Street Name	Botanical Name	Common Name	Location
LOCAL - Spencer Street Central between Regatta Road and William Street			
<i>Large Trees</i>			
	<i>Corymbia gummifera</i>	Red Bloodwood	Verge planting in pavement
<i>Medium Trees</i>			
	<i>Cupaniopsis anacardioides</i>	Tuckeroo	Garden bed areas along verge
	<i>Melaleuca linariifolia</i>	Snow in Summer	Garden bed areas along verge
	<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum	Garden bed areas along verge
	<i>Zelkova serrata</i> 'Green Vase'	Japanese Elm	Verge planting in pavement adjacent Mixed Use frontage
LOCAL - Spencer Street East between Regatta Road and Rosebank College			
<i>Large Trees</i>			
	<i>Corymbia gummifera</i>	Red Bloodwood	Verge planting in pavement
<i>Medium Trees</i>			
	<i>Buckinghamia celsissima</i>	Ivory Curl Tree	Garden bed areas along verge
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Garden bed areas along verge
	<i>Melaleuca linariifolia</i>	Snow in Summer	Garden bed areas along verge
	<i>Zelkova serrata</i> 'Green Vase'	Japanese Elm	Verge planting in pavement adjacent Mixed Use frontage
LOCAL - Kings Road			
<i>Large Trees</i>			
	<i>Angophora costata</i>	Sydney Red Gum	Landscape setback areas
<i>Medium Trees</i>			
	<i>Backhousia citriodora</i>	Lemon Myrtle	Garden bed areas along verge
	<i>Melaleuca linariifolia</i>	Snow in Summer	Garden bed kerb extensions
LOCAL - Walker Street			
<i>Large Trees</i>			
	<i>Eucalyptus paniculata</i>	Grey Ironbark	Verge Planting in pavement
	<i>Corymbia maculata</i>	Spotted Gum	Verge Planting in pavement
<i>Medium Trees</i>			
	<i>Melaleuca linariifolia</i>	Snow in Summer	Garden bed kerb extensions

Street Name	Botanical Name	Common Name	Location
LOCAL - Regatta and William Street			
<i>Large Trees</i>			
	Corymbia maculata	Spotted Gum	Garden bed areas along verge
	Melaleuca styphelioides	Prickly Paperbark	Garden bed areas along verge
<i>Medium Trees</i>			
	Cupaniopsis anacardioides	Tuckeroo	Garden bed areas along verge
	Melaleuca linariifolia	Snow in Summer	Garden bed kerb extensions
<i>Small Trees</i>			
	Backhousia myrtifolia	Grey Myrtle	Garden bed areas along verge
	Elaeocarpus reticulatus	Blueberry Ash	Garden bed areas along verge
	Pyrus calleryana 'Chanticleer'	Ornamental Pear	Garden bed areas along verge
COLLECTOR ROAD - Harris Street			
<i>Large Trees</i>			
	Eucalyptus paniculata	Grey Ironbark	Landscape setback areas
LANEWAYS			
<i>Medium Trees</i>			
	Backhousia citriodora	Lemon Myrtle	Garden bed areas
	Buckinghamia celsissima	Ivory Curl Tree	Garden bed areas
	Cupaniopsis anacardioides	Tuckeroo	Garden bed areas
	Elaeocarpus reticulatus	Blueberry Ash	Garden bed areas
	Melaleuca linariifolia	Snow in Summer	Garden bed areas

5 Planting List

Street Name	Botanical Name	Common Name	Location
PRIMARY ROAD - Parramatta Road			
<i>Shrubs</i>			
	<i>Acmena Smithii</i> 'Allyn Magic'	Lilly Pilly	Hedge planting along 600mm clearance zone
	<i>Banksia spinulosa</i> 'Birthday Candles'	Banksia	Landscape setback areas
	<i>Buxus sempervirens suffruticosa</i>	Dutch Box	Hedge planting along 600mm clearance zone
	<i>Grevillea</i> 'Peaches and Cream'	Grevillea	Landscape setback areas
	<i>Grevillea</i> 'Robyn Gordon'	Grevillea	Landscape setback areas
	<i>Murraya</i> 'Min a Min'	Dwarf Mock Orange	Hedge planting along 600mm clearance zone
	<i>Rhagodia spinescens</i>	Creeping Salt Bush	Landscape setback areas
	<i>Tradescantia fluminensis</i> 'Albovittata'	Inch Plant	Landscape setback areas
	<i>Westringia fruticosa</i>	Coastal Rosemary	Landscape setback areas
<i>Grasses and Groundcovers</i>			
	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	Landscape setback areas
	<i>Liriope muscari</i> 'Evergreen Giant'	Lilyturf	Landscape setback areas
	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Landscape setback areas
	<i>Pennisetum alopecuroides</i>	Fountain Grass	Planting bed between footpath and shared path
SECONDARY ROAD - Queens Road			
<i>Shrubs</i>			
	<i>Acmena smithii</i>	Lilly Pilly	Landscape setback areas
	<i>Banksia Ashbyi</i> 'Ashby's Banksia'	Bankcia	Landscape setback areas
	<i>Callistemon</i> 'Little John'	Weeping Bottlebrush	Landscape setback areas
	<i>Callistemon viminalis</i>	Better John	Landscape setback areas
	<i>Grevillea</i> 'Flamingo'	Grevillea	Landscape setback areas
	<i>Grevillea rosmarinifolia</i> 'Crimson Villea'	Grevillea	Landscape setback areas
	<i>Westringia fruticosa</i> 'Mundi'	Coastal Rosemary	Landscape setback areas
	<i>Westringia fruticosa</i>	Coastal Rosemary	Landscape setback areas
	<i>Westringia Grey Box</i>	Compact Coastal Rosemary	Landscape setback areas
<i>Grasses and Groundcovers</i>			
	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	Garden bed areas along verge
	<i>Dianella caerulea</i>	Blue Flax Lily	Garden bed areas along verge
	<i>Dianella caerulea</i> 'Cassa Blue'	Native Flax	Verge planting in pavement adjacent Mixed Use frontage
	<i>Dianella caerulea</i> 'Little Jess'	Native Flax	Garden bed areas along verge
	<i>Liriope muscari</i> 'Evergreen Giant'	Lilyturf	Verge planting in pavement adjacent Mixed Use frontage

Street Name	Botanical Name	Common Name	Location
	Lomandra longifolia 'Tanika'	Mat Rush	Garden bed areas along verge
	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Verge planting in pavement adjacent Mixed Use frontage
Sedges			
	Dianella caerulea	Blue Flax Lily	Garden bed kerb extensions
	Lomandra longifolia	Spiny-headed Mat-rush	Garden bed kerb extensions
	Juncus usitatus	Common Rush	Garden bed kerb extensions

LOCAL ROAD - Spencer Street

Shrubs

	Anigozanthos hybrid	Kangaroo Paw	Garden bed kerb extensions
	Banksia spinulosa 'Birthday Candle'	Banksia	Verge planting in pavement
	Banksia Spinulosa 'Coastal Cushion'	Banksia	Garden bed kerb extensions
	Callistemon 'Little John'	Weeping Bottlebrush	Verge planting in pavement
	Grevillea 'Flamingo'	Grevillea	Garden bed kerb extensions
	Rhagodia spinescens	Creeping Salt Bush	Garden bed kerb extensions
	Westringia 'Double Wonder'	Coastal Rosemary	Verge planting in pavement
	Westringia fruticosa 'Mundi'	Coastal Rosemary	Verge planting in pavement

Grasses and Groundcovers

	Brachyscome 'Mauve Bliss'	Cut Leaf Daisy	Verge planting in pavement
	Chrysocephalum apiculatum	Yellow Buttons	Garden bed kerb extensions
	Chrysocephalum apiculatum 'Silver Sunburst'	Everlasting Daisy	Verge planting in pavement
	Dianella caerulea	Blue Flax Lily	Verge planting in pavement
	Liriope muscari 'Evergreen Giant'	Lilyturf	Verge planting in pavement
	Lomandra longifolia 'Tanika'	Mat Rush	Verge planting in pavement
	Lomandra longifolia	Basket Grass	Verge planting in pavement
	Westringia fruticosa 'Flat 'n' Fruity'	Coastal Rosemary	Verge planting in pavement

WSUD Rain Gardens

	Carex Appressa	the Tall Sedge	Garden bed kerb extensions
	Ficinia nodosa	Knotted club rush	Garden bed kerb extensions
	Juncus usitatus	Common Rush	Garden bed kerb extensions
	Microlaena stipoides var. stipoides	Weeping grass	Kerb extensions adjacent to William Street intersection

Street Name	Botanical Name	Common Name	Location
LOCAL ROAD - Kings Road, Walker St, Regatta St, William St			
<i>Shrubs</i>			
	Acacia acinacea 'Pot o' Gold'	Gold Dust Wattle	Landscape setback areas
	Acacia floribunda	Gossamer Wattle	Landscape setback areas
	Acacia linifolia	White/Flax Wattle	Landscape setback areas
	Acacia longifolia	Sydney Golden Wattle	Landscape setback areas
	Acacia myrtifolia	Myrtle Wattle	Landscape setback areas
	Acmena smithii 'Firescreen'	Lilly Pilly	Landscape setback areas
	Actinotus helianthi	Flannel Flower	Garden bed areas along verge
	Adenanthos sericeus 'Copper Glow'	Woolly Bush	Landscape setback areas
	Anigozanthos 'Bush Bounty'	Kangaroo Paw	Garden bed areas along verge
	Anigozanthos 'Bush Pearl'	Kangaroo Paw	Garden bed areas along verge
	Banksia marginata	Silver Banksia	Landscape setback areas
	Banksia spinulosa 'birthday Candles'	Banksia	Landscape setback areas
	Banksia spinulosa 'Honey Pots'	Banksia	Landscape setback areas
	Bauera rubioides	River Rose	Landscape setback areas
	Breynia oblongifolia	Coffee Bush	Landscape setback areas
	Bursaria spinosa	Sweet Bursaria	Landscape setback areas
	Callistemon 'Little John'	Weeping Bottlebrush	Landscape setback areas
	Ceratopetlum gummiferum	NSW Christmas Bush	Landscape setback areas
	Correa reflexa	Native Fuschia	Landscape setback areas
	Dillwynia retorta	Eggs and Bacon	Landscape setback areas
	Eremophila nivea	Emu Bush	Landscape setback areas
	Grevillea 'Flamingo'	Grevillea	Landscape setback areas
	Grevillea juniperina	Juniper Grevillea	Garden bed kerb extensions
	Grevillea 'Peaches and Cream'	Grevillea	Landscape setback areas
	Grevillea sericea	Silky Grevillea	Landscape setback areas
	Hakea sericea	Silky Hakea	Landscape setback areas
	Indigofera australis	Australian Indigo	Landscape setback areas
	Kunzea ambigua	Tick Bush	Landscape setback areas
	Leptospermum polygalifolium	Copper Glow Tea Tree	Landscape setback areas
	Melaleuca thymifolia	Honey Myrtle	Landscape setback areas
	Pultenaea microphylla	Thyme Honey Myrtle	Landscape setback areas
	Telopea speciosissima	NSW Waratah	Landscape setback areas
	Westringia fruticosa	Coastal Rosemary	Landscape setback areas

Street Name	Botanical Name	Common Name	Location
<i>Grasses and Groundcovers</i>			
	Adenanthos cuneatus 'Coral Carpet'	Jug Flower	Garden bed areas along verge
	Billardiera scandens	Apple Berry	Landscape setback areas
	Brachyscome 'Pacific Reef'	Native Daisy	Landscape setback areas
	Chrysocephalum apiculatum	Yellow Buttons	Verge planting in pavement
	Clematis glycinoides	Headache Vine	Verge planting in pavement
	Dianella longifolia	Flax Lily	Verge planting in pavement
	Dichondra repens	Kidney Weed	Landscape setback areas
	Entolasia marginata	Right Angle Grass	Landscape setback areas
	Glycine clandestina	Love Creeper	Landscape setback areas
	Hardenbergia violacea	Mystic Marvel	Landscape setback areas
	Liriope muscari 'Evergreen Giant'	Lilyturf	Verge planting in pavement
	Lobelia purpurascens	White Root	Garden bed areas along verge
	Lomandra longifolia	Basket Grass	Verge planting in pavement
	Oplismenus aemulus	Beard Grass	Garden bed areas along verge
	Pennisetum alopecuroides	Fountain Grass	Garden bed areas along verge
	Poa affinis	Tussock Grass	Garden bed kerb extensions
	Rhytidosperra bipartita	Wallaby Grass	Landscape setback areas
	Scaevola 'Mauve Clusters'	Fan Flower	Garden bed kerb extensions
	Themeda australis	Kangaroo Grass	Landscape setback areas
	Viola hederacea	Native Violet	Landscape setback areas
	Xanthorrhoea spp.	Grass Tree	Landscape setback areas
<i>WSUD Rain Gardens</i>			
	Carex Appressa	the Tall Sedge	Garden bed kerb extensions
	Ficinia nodosa	Knotted club rush	Garden bed kerb extensions
	Juncus usitatus	Common Rush	Garden bed kerb extensions
	Microlaena stipoides var. stipoides	Weeping grass	Garden bed kerb extensions

Street Name	Botanical Name	Common Name	Location
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COLLECTOR ROAD - Harris Street

Shrubs

	<i>Acmena Smithii</i> 'Allyn Magic'	Lilly Pilly	Landscape setback areas
	<i>Banksia marginata</i>	Silver Banksia	Landscape setback areas
	<i>Banksia spinulosa</i> 'Honey Pots	Banksia	Landscape setback areas
	<i>Baurea rubioides</i>	River Rose	Landscape setback areas
	<i>Buxus sempervirens suffruticosa</i>	Dutch Box	Landscape setback areas
	<i>Callistemon</i> 'Little John'	Weeping Bottlebrush	Landscape setback areas
	<i>Grevillea</i> 'Flamingo'	Grevillea	Landscape setback areas
	<i>Grevillea rosmarinifolia</i> 'Crimson Villeda'	Grevillea	Landscape setback areas
	<i>Leptospermum polygalifolium</i>	Copper Glow Tea Tree	Landscape setback areas

Grasses and Groundcovers

	<i>Brachyscome</i> 'Pacific Reef'	Native Daisy	Landscape setback areas
	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	Landscape setback areas
	<i>Dichondra repens</i>	Kidney Weed	Landscape setback areas
	<i>Lomandra longifolia</i> 'Tanika'	Mat Rush	Landscape setback areas
	<i>Viola hederacea</i>	Native Violet	Landscape setback areas

LANEWAYS

Shrubs

	<i>Baurea rubioides</i>	River Rose	Garden bed
	<i>Kunzea ambigua</i>	Tick Bush	Garden bed
	<i>Callistemon</i> 'Little John'	Weeping Bottlebrush	Garden bed
	<i>Grevillea sericea</i>	Silky Grevillea	Garden bed
	<i>Tradescantia fluminensis</i> 'Albovittata'	Inch Plant	Garden bed

Grasses and Groundcovers

	<i>Chrysocephalum apiculatum</i>	Yellow Buttons	Garden bed
	<i>Dichondra Repens</i>	Kidney Weed	Garden bed
	<i>Oplismenus aemulus</i>	Beard Grass	Garden bed
	<i>Liriope muscari</i> 'Evergreen Giant'	Lilyturf	Garden bed
	<i>Scaevola</i> 'Mauve Clusters'	Fan Flower	Garden bed

6 Typical Street Layouts

6.1 Parramatta Road

Material	Reference
Footpath: Precast concrete paving Type 1	Refer to Detail 2.03
Shared Path: Insitu Concrete Type 2	Refer to Detail 2.01
Kerb and Gutter	Refer to Detail 1.01
Standard Driveway	Refer to Detail 2.09
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike racks	Refer to Detail 5.02 and Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01

Overview: The transport amenity of the street will be enhanced, with dedicated cycling and pedestrian pathways and significant portions of street planting accommodated within a wide setback of 6m and a variable road widening (TfNSW). This setback will lead to a generous arrival plaza, creating public access and a transition from the pace of Parramatta Road.



Kings Bay Precinct Masterplan

Key Plan (NTS)

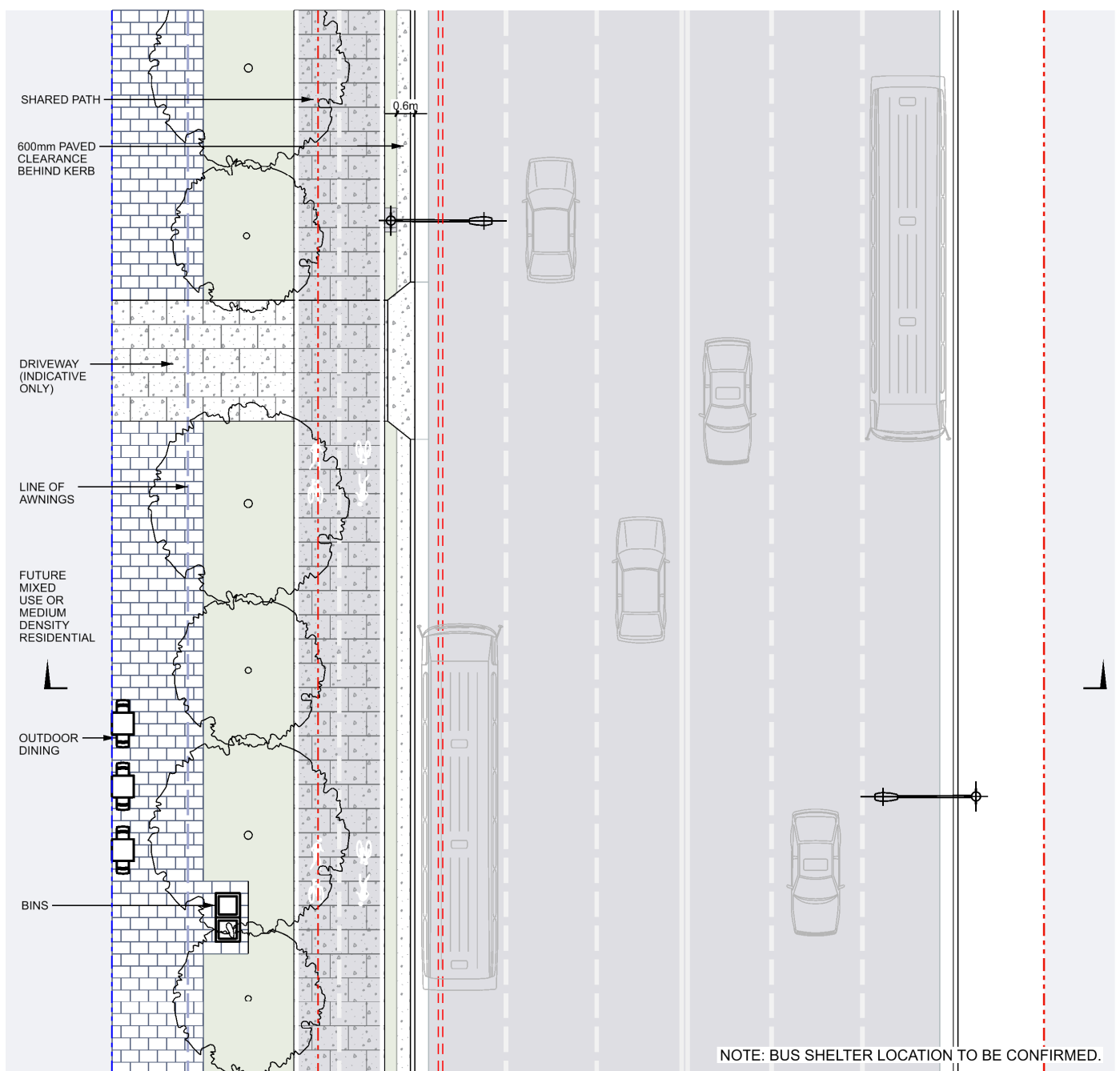
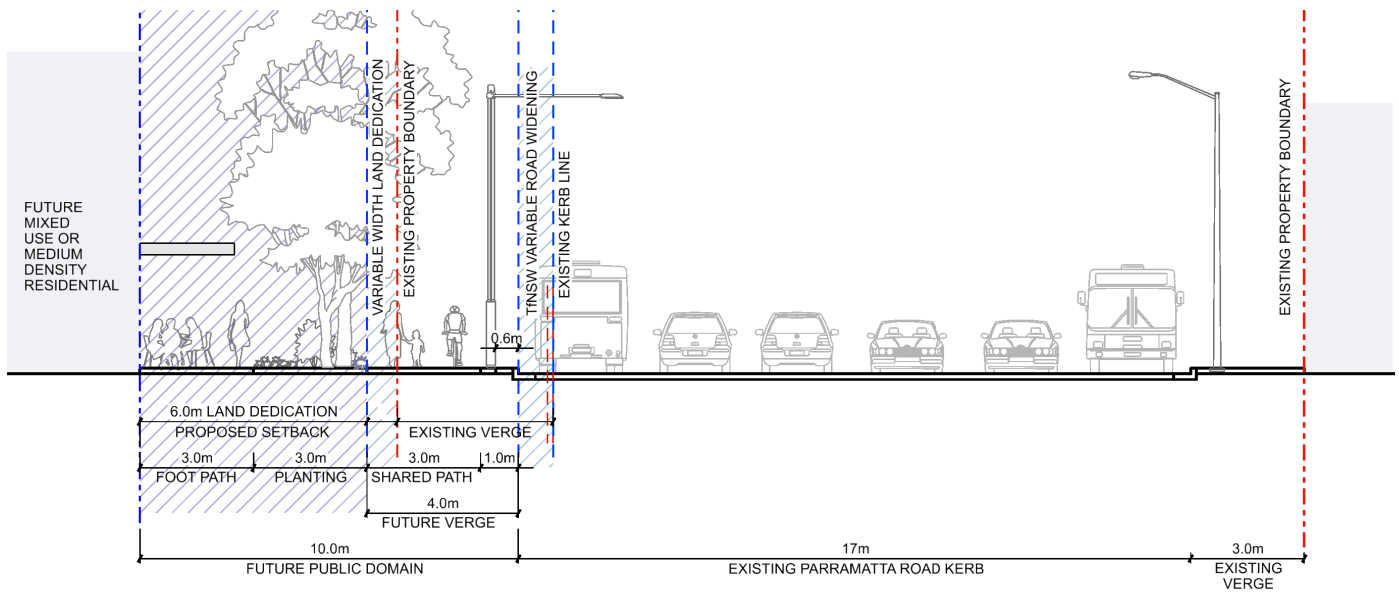


Figure 5. Parramatta Road - Typical street cross section and plan

1:200 @A4

6.2 Parramatta Road - Bus Stop

Material	Reference
Footpath: Precast concrete paving Type 1	Refer to Detail 2.03
Shared Path: Insitu Concrete Type 2	Refer to Detail 2.01
Kerb and Gutter	Refer to Detail 1.01
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike racks	Refer to Detail 5.02 and Furniture Schedule
Safety Rail to Bus Stop	Refer to Detail 5.04
Bus Shelter	Final Product to be confirm by Council
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01

Overview: The transport amenity of the street will be enhanced, with dedicated cycling and pedestrian pathways and significant portions of street planting accommodated within a wide setback of 6m and a variable road widening (TfNSW). This setback will lead to a generous arrival plaza, creating public access and a transition from the pace of Parramatta Road.

Kings Bay Precinct Masterplan



Key Plan (NTS)

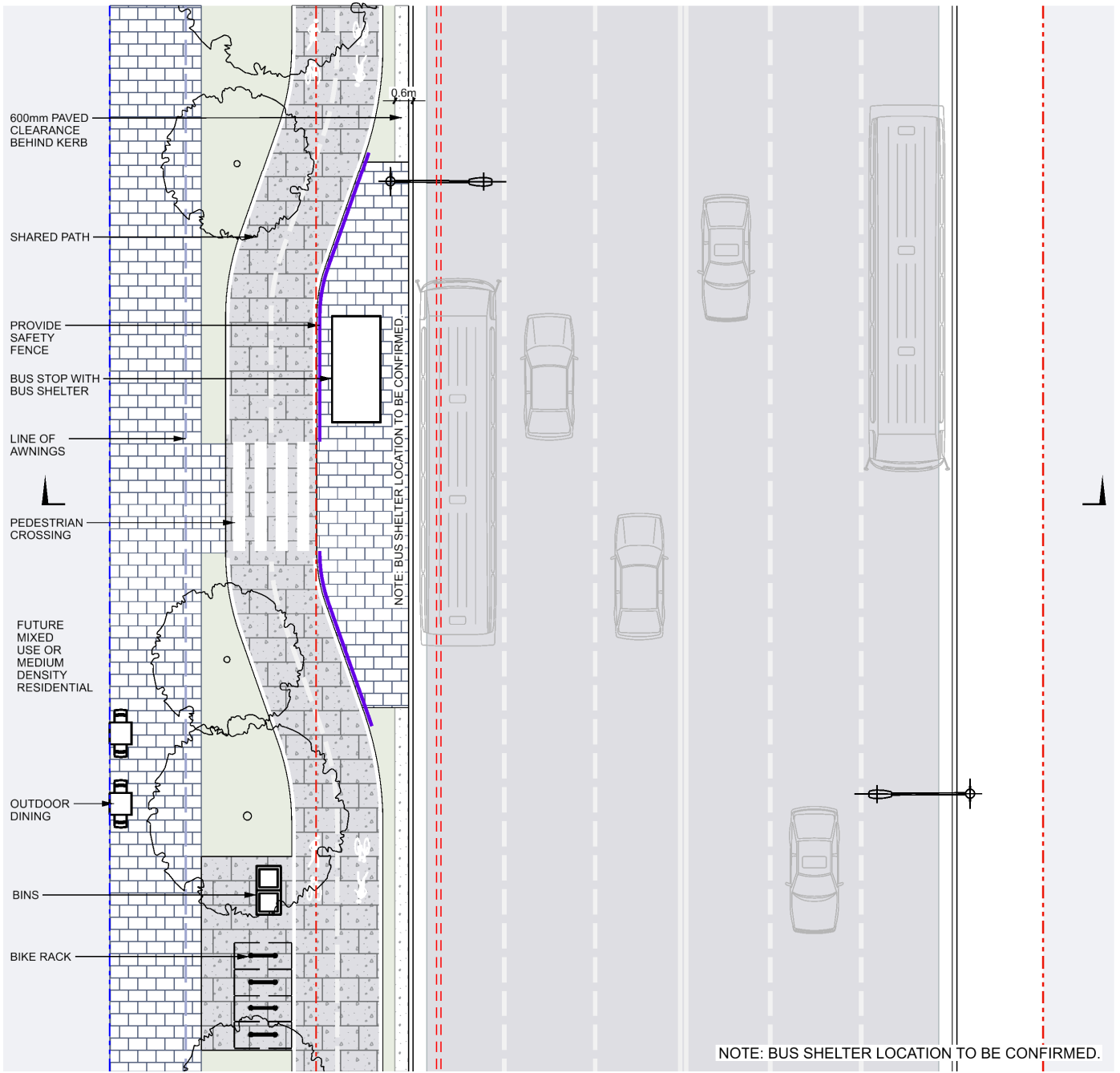
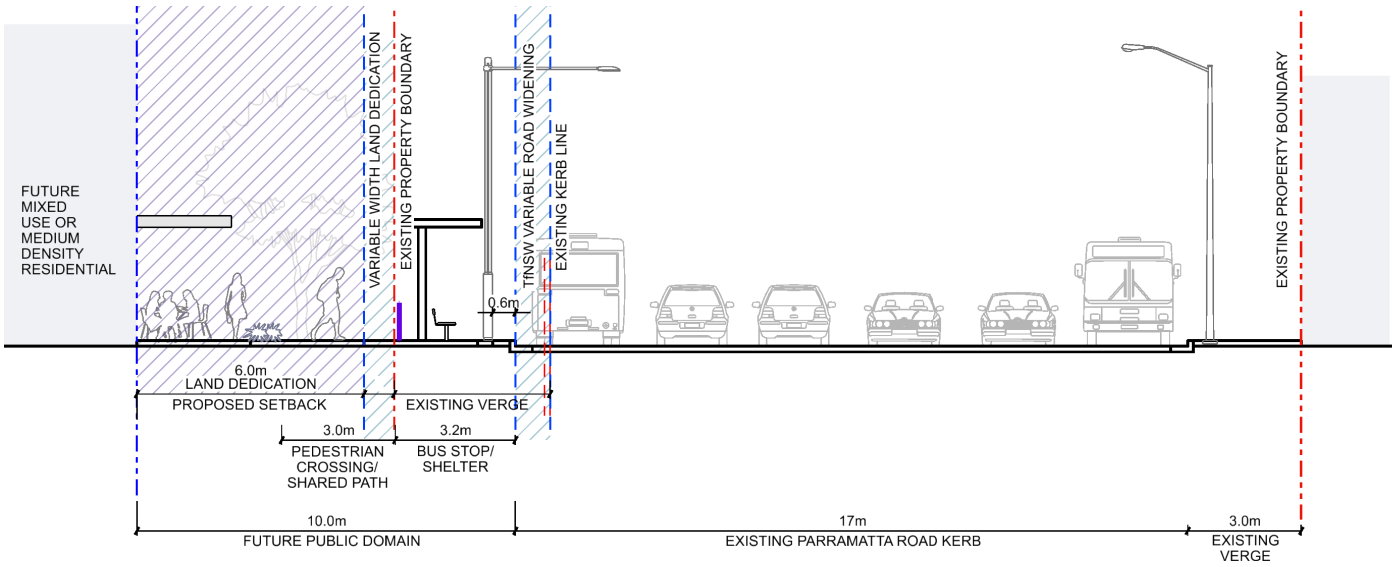


Figure 6. Parramatta Road - Typical street cross section and plan

1:200 @A4

6.3 Queens Road (West)

Material	Reference
Footpath (less than 2.5m wide): Insitu concrete Type 1	Refer to Detail 2.01 & 2.02
Footpath (greater than 2.5m wide): Insitu concrete Type 2	Refer to Detail 2.01 & 2.02
Kerb and Gutter	Refer to Detail 1.01
Cycleway: Asphalt paving with cycle linemarking	Refer to Detail 4.01
Cycleway: Insitu concrete seaparator median	Refer to Detail 4.04
Standard Driveway	Refer to Detail 2.09
Furniture	
Street Frurniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01

Overview: The proposed character of Queens Road has been designed to enhance the existing commercial and recreational activity of the street, prioritising pedestrian movement and activity at street level. The existing street verge is proposed to be widened, and an additional 3m setback along the southern boundary will provide generous space for dedicated cycleways and pedestrian pathways, bordered by wide planting.

Kings Bay Precinct Masterplan



Key Plan (NTS)

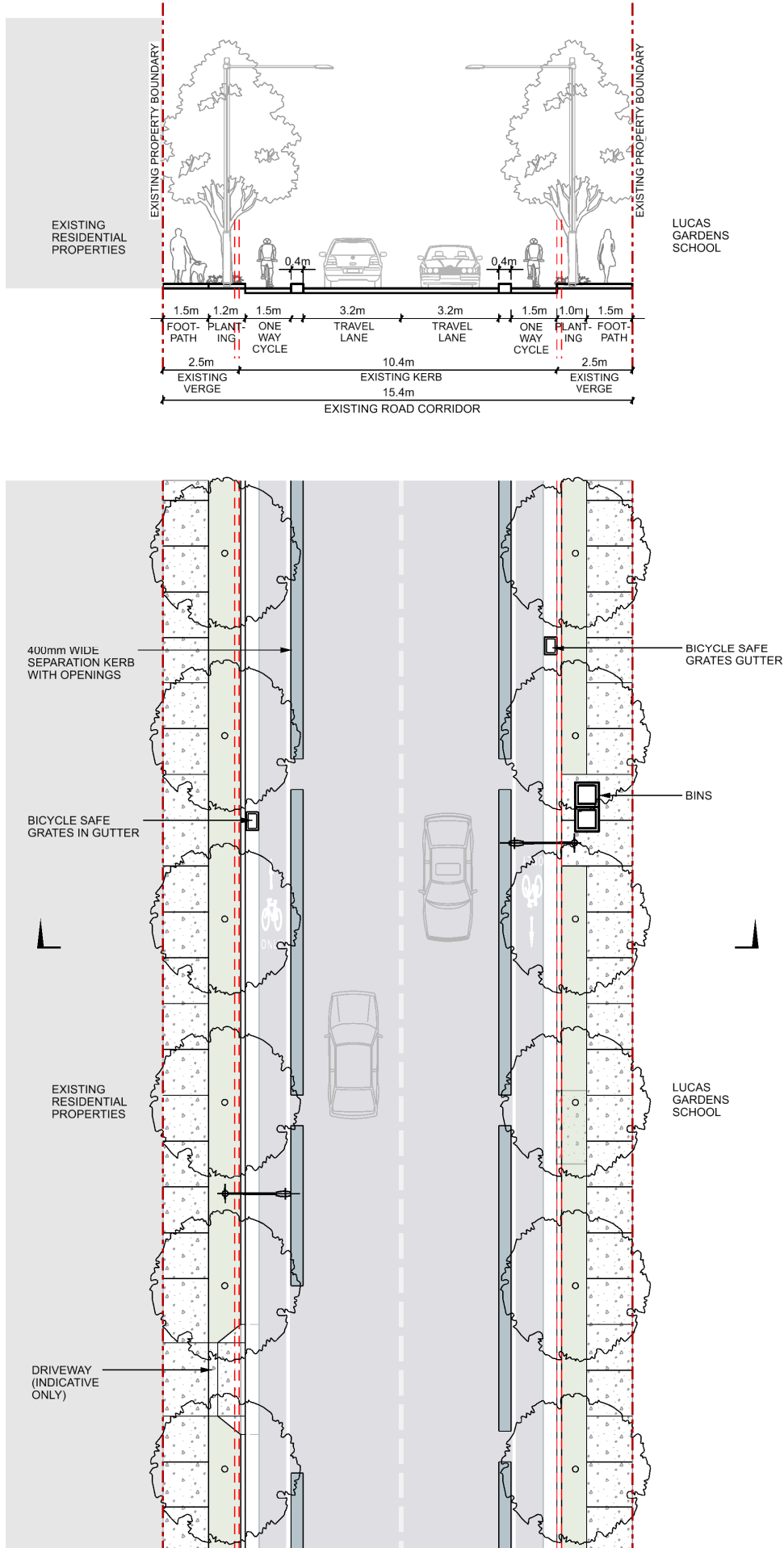


Figure 7. Queens Road (West) - Typical street cross section and plan

1:200 @A4

6.4 Queens Road (Central)

Material	Reference
Footpath (less than 2.5m wide): Insitu concrete Type 1	Refer to Detail 2.01 & 2.02
Footpath (greater than 2.5m wide): Insitu concrete Type 2	Refer to Detail 2.01 & 2.02
Kerb and Gutter	Refer to Detail 1.01
Cycleway: Asphalt paving with cycle linemarking	Refer to Detail 4.01
Cycleway: Insitu concrete seaparator median	Refer to Detail 4.04
Standard Driveway	Refer to Detail 2.09
Furniture	
Street Frurniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike rack	Refer to Detail 5.02 and Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01

Overview: The proposed character of Queens Road has been designed to enhance the existing commercial and recreational activity of the street, prioritising pedestrian movement and activity at street level. The existing street verge is proposed to be widened, and an additional 3m setback along the southern boundary will provide generous space for dedicated cycleways and pedestrian pathways, bordered by wide planting.

Kings Bay Precinct Masterplan



Key Plan (NTS)

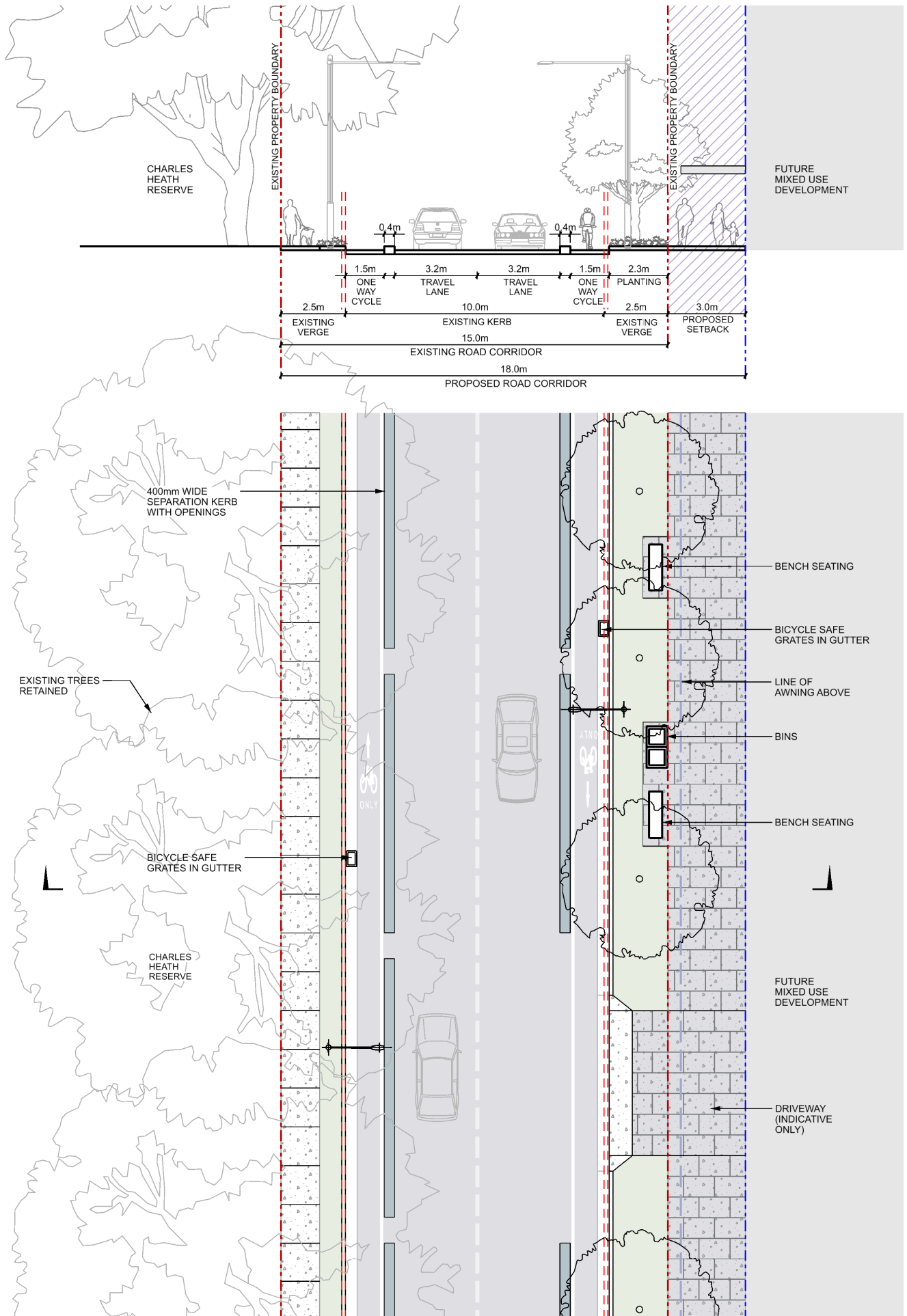


Figure 8. Queens Road (Central) - Typical street cross section and plan

1:200 @A4

6.5 Queens Road (East)

Material	Reference
Footpath (less than 2.5m wide): Insitu concrete Type 1	Refer to Detail 2.01 & 2.02
Footpath (greater than 2.5m wide): Insitu concrete Type 2	Refer to Detail 2.01 & 2.02
Kerb and Gutter	Refer to Detail 1.01
Cycleway: Asphalt paving with cycle linemarking	Refer to Detail 4.01
Cycleway: Insitu concrete seaparator median	Refer to Detail 4.04
Standard Driveway	Refer to Detail 2.09
Furniture	
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike rack	Refer to Detail 5.02 and Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01

Overview: The proposed character of Queens Road has been designed to enhance the existing commercial and recreational activity of the street, prioritising pedestrian movement and activity at street level. The existing street verge is proposed to be widened, and an additional 3m setback along the southern boundary will provide generous space for dedicated cycleways and pedestrian pathways, bordered by wide planting.

Kings Bay Precinct Masterplan



Key Plan (NTS)

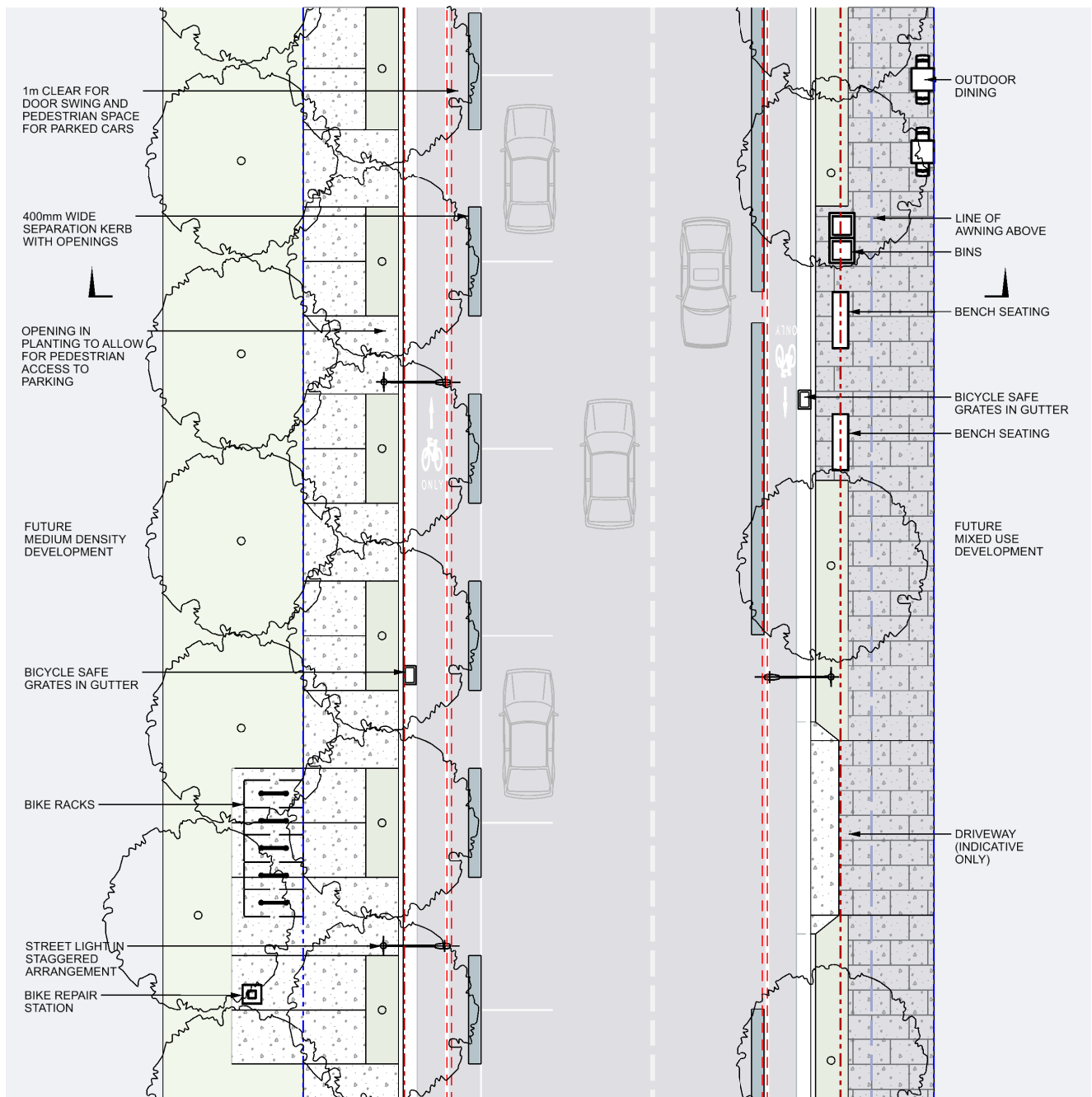
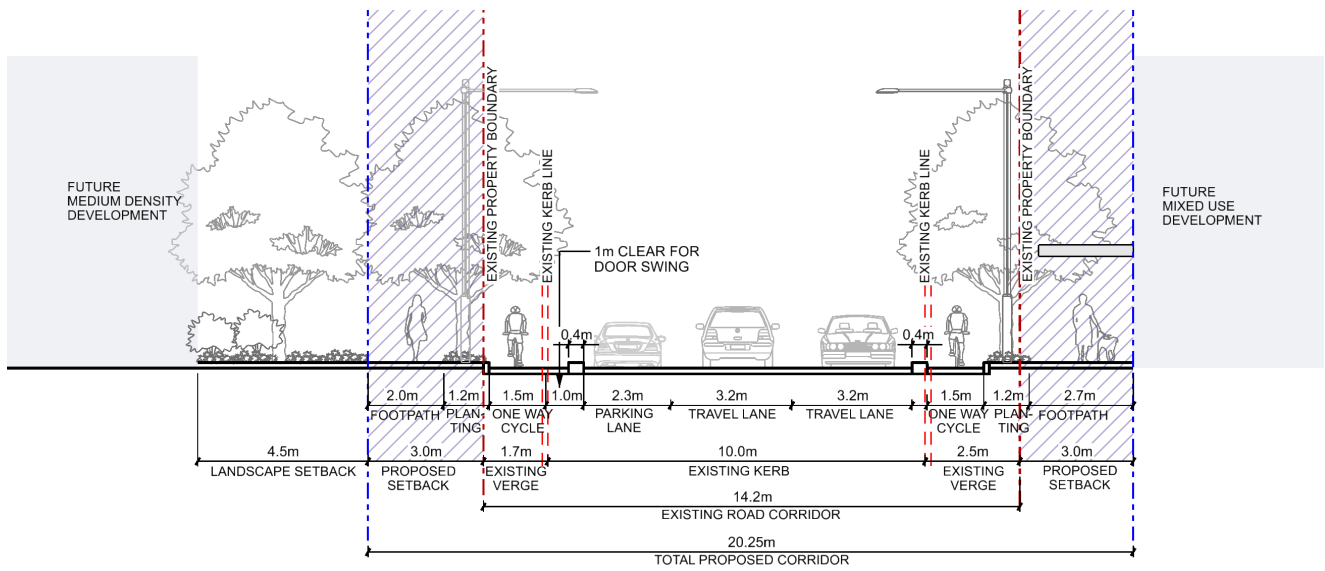


Figure 9. Queens Road (East) - Typical street cross section and plan

1:200 @A4

6.6 Spencer Street (West)

Material	Reference
Footpath: Precast concrete paving Type 2	Refer to Detail 2.03
Kerb and Gutter	Refer to Detail 1.01
In situ Concrete Garden Bed Kerb	Refer to Detail 1.02
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Garden	Refer to Detail 3.07

Overview: The extension of Spencer Street to the west will create an intimate local urban residential street a primary east-west corridor for pedestrians to and from the town centre. A narrow carriageway and appropriate street tree and understorey planting provides provide adequate space for an intimate street experience.

Parramatta Road Select Precincts
-Public Domain Plan: Kings Bay



Key Plan (NTS)

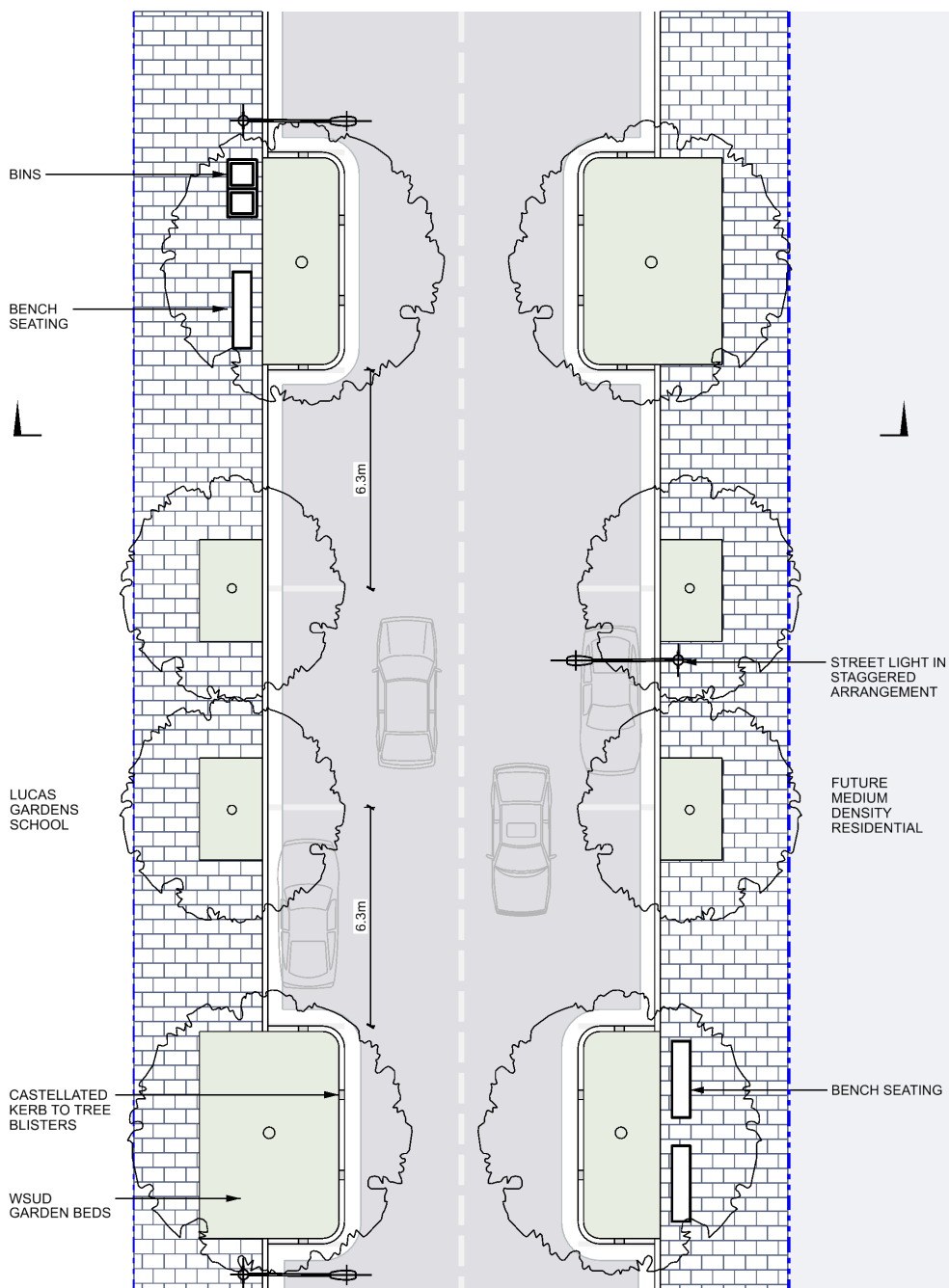
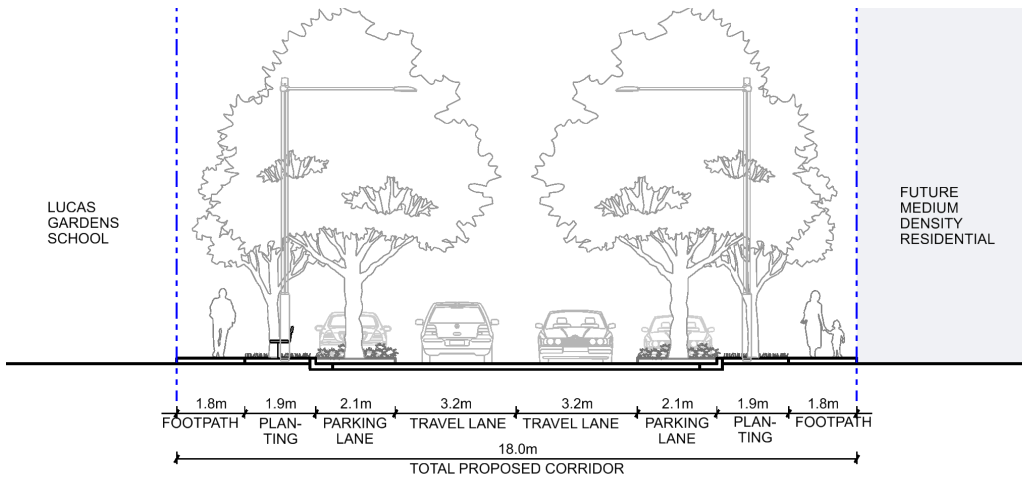


Figure 10. Spencer Street (West) - Typical street cross section and plan

1:200 @A4

6.7 Spencer Street (Central)

Material	Reference
Footpath: Precast concrete paving Type 2	Refer to Detail 2.03
Kerb and Gutter	Refer to Detail 1.01
In situ Concrete Garden Bed Kerb	Refer to Detail 1.02
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Garden	Refer to Detail 3.07

Overview: Spencer Street will provide the civic heart for the new Kings Bay Precinct as a pedestrian priority place with fine grain shops, urban plazas, and spaces for lingering and socialising.

Parramatta Road Select Precincts
-Public Domain Plan: Kings Bay



Key Plan (NTS)

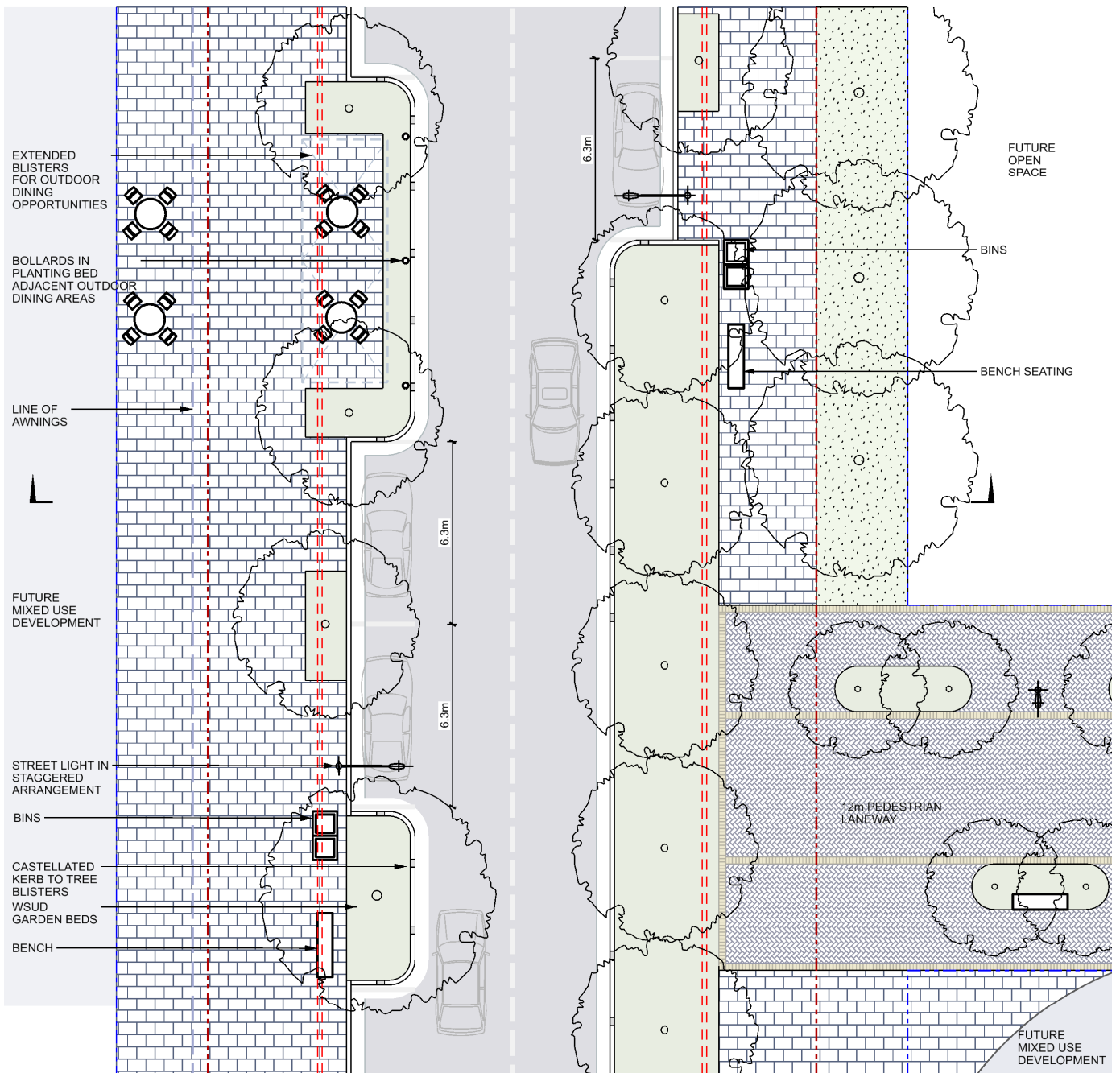
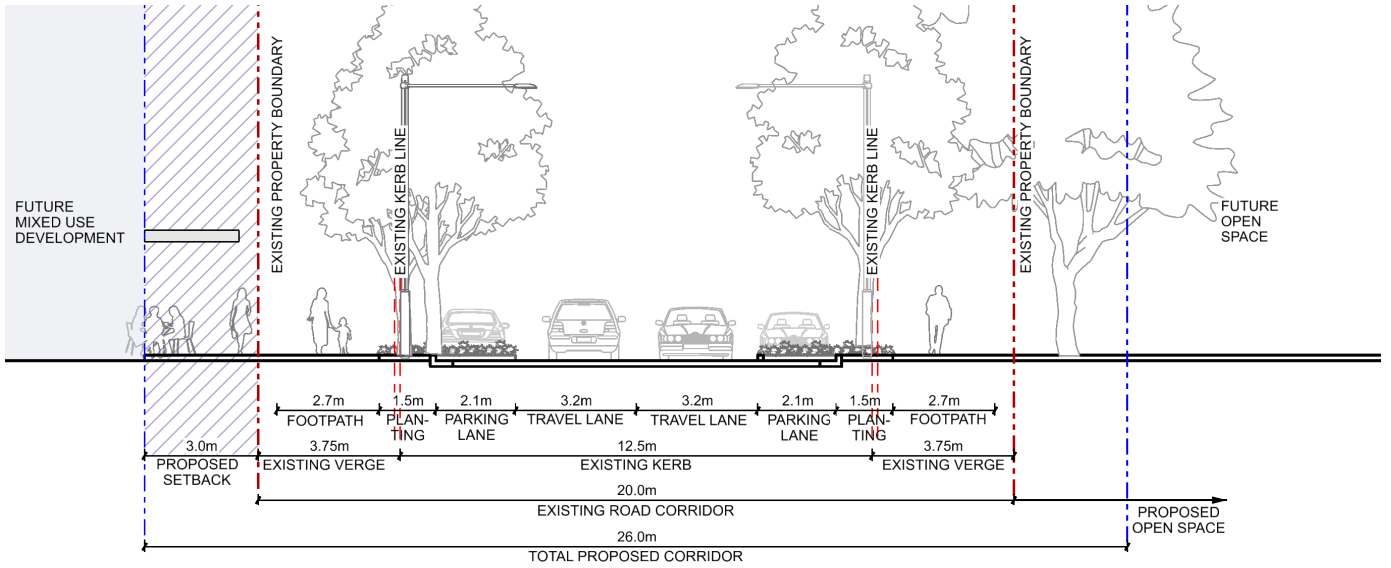


Figure 11. Spencer Street (Central) - Typical street cross section and plan

1:200 @A4

6.8 Spencer Street (East)

Material	Reference
Footpath: Precast concrete paving Type 2	Refer to Detail 2.03
Kerb and Gutter	Refer to Detail 1.01
In situ Concrete Garden Bed Kerb	Refer to Detail 1.02
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bollard	Refer to Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Garden	Refer to Detail 3.07

Overview: Extending Spencer Street to the east will provide an intimate streetscape environment that encourages town centre activation to spill into adjacent blocks. A narrow carriageway and appropriate street tree and understorey planting can provide adequate space for an intimate street experience.

Parramatta Road Select Precincts
-Public Domain Plan: Kings Bay



Key Plan (NTS)

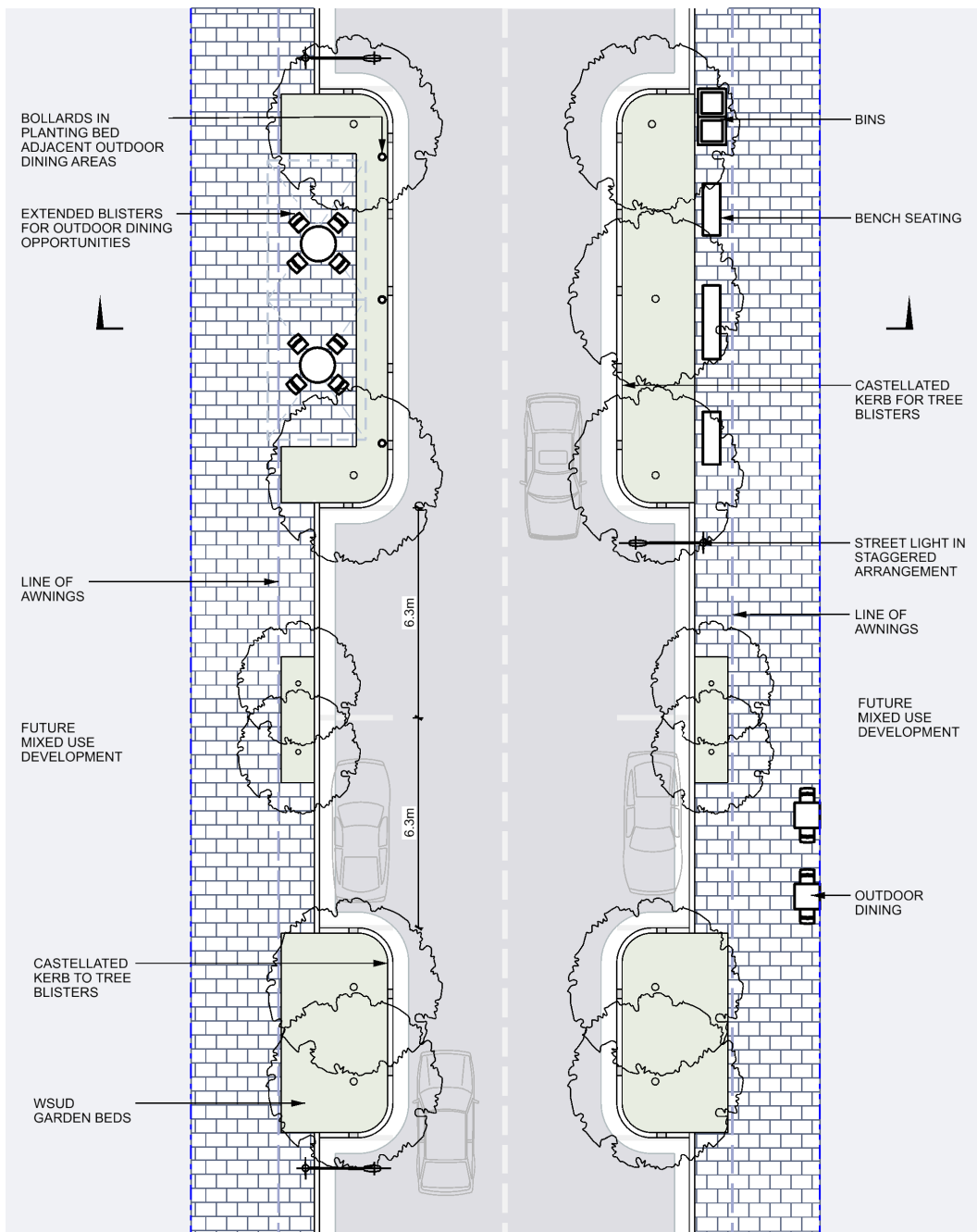
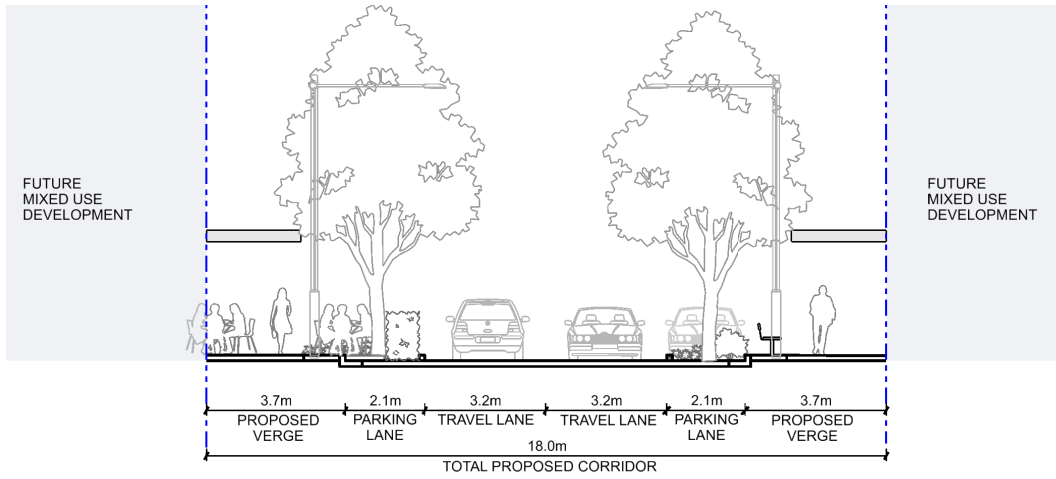


Figure 12. Spencer Street (East) - Typical street cross section and plan

1:200 @A4

6.9 New Road (Spencer Street East to Queens Road)

Material	Reference
Footpath: Precast concrete paving Type 2	Refer to Detail 2.03
Kerb and Gutter	Refer to Detail 1.01
Kerb and Gutter	Refer to Detail 1.01
In situ Concrete Garden Bed Kerb	Refer to Detail 1.02
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Garden	Refer to Detail 3.07

Overview: The New Street is the north south connection from Spencer Street and will take on the same character and street profile as Spencer Street. A narrow carriageway and appropriate street tree and understorey planting can provide adequate space for an intimate street experience.

Parramatta Road Select Precincts
-Public Domain Plan: Kings Bay



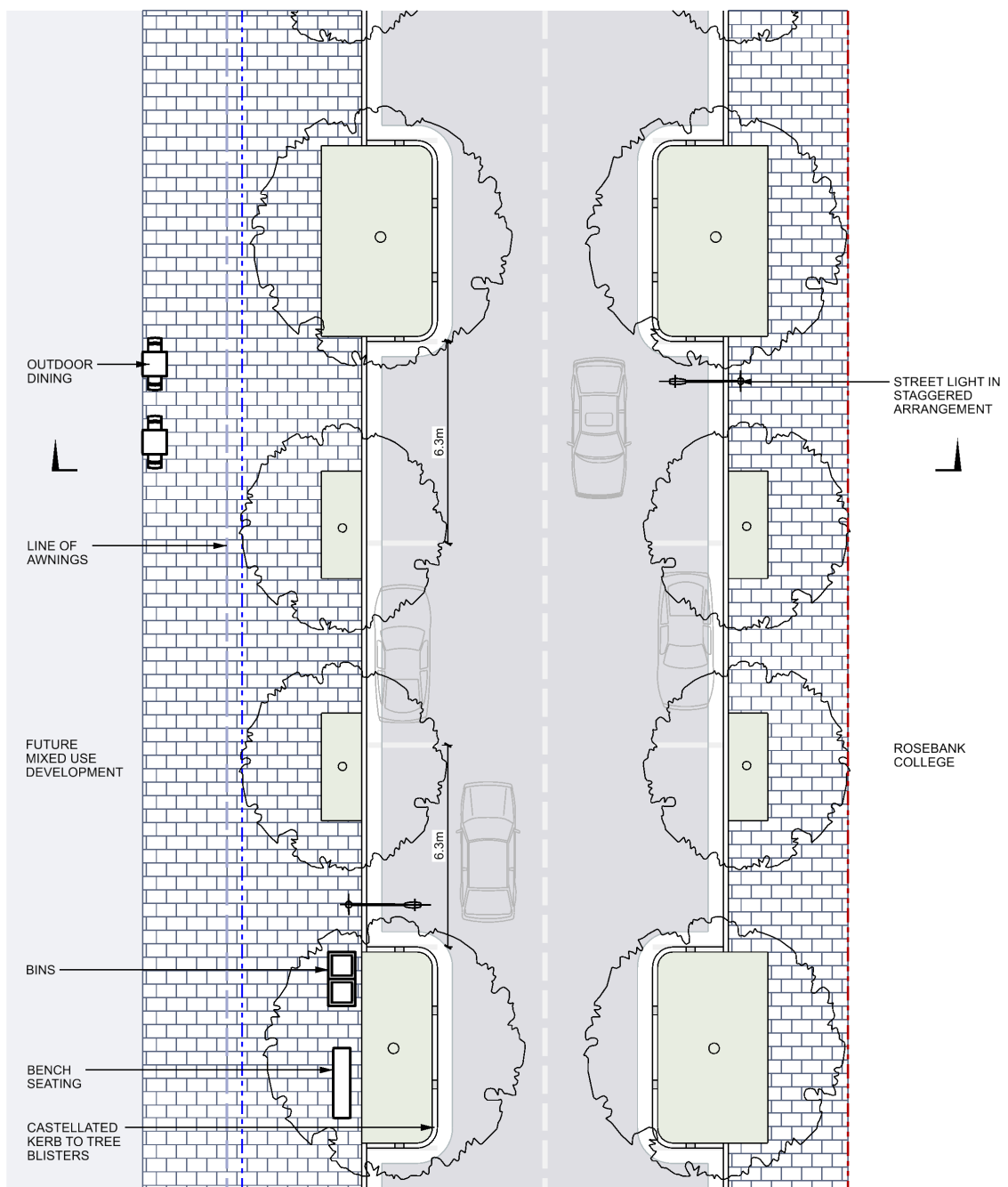
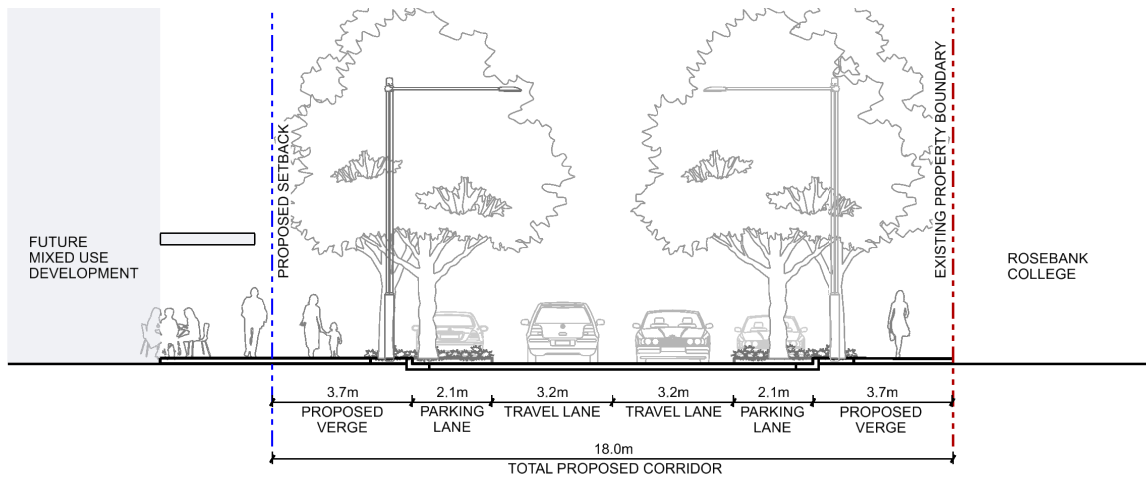


Figure 13. New Road - Typical street cross section and plan

1:200 @A4

6.10 Kings Road

Material	Reference
Footpath (less than 2.5m wide): Insitu concrete Type 1	Refer to Detail 2.01
Shared path (greater than 2.5m wide): Insitu concrete Type 2	Refer to Detail 2.01
Kerb and Gutter	Refer to Detail 1.01
Insitu Concrete Garden Bed Kerb	Refer to Detail 1.02
Standard Driveway	Refer to Detail 2.09
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike Rack	Refer to Detail 5.02 and Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Garden	Refer to Detail 3.07

Overview: The urban design of Kings Road will transition the activity of the proposed Kings Bay commercial hub to the lower pace, density and heights of the surrounding residential streets. The introduction of an additional 4.5m of landscaping within the public domain will generate a comfortable thoroughfare for pedestrian travel, while a cycleway will improve paths of travel for both cyclists and motorists.

Kings Bay Precinct Masterplan



Key Plan (NTS)

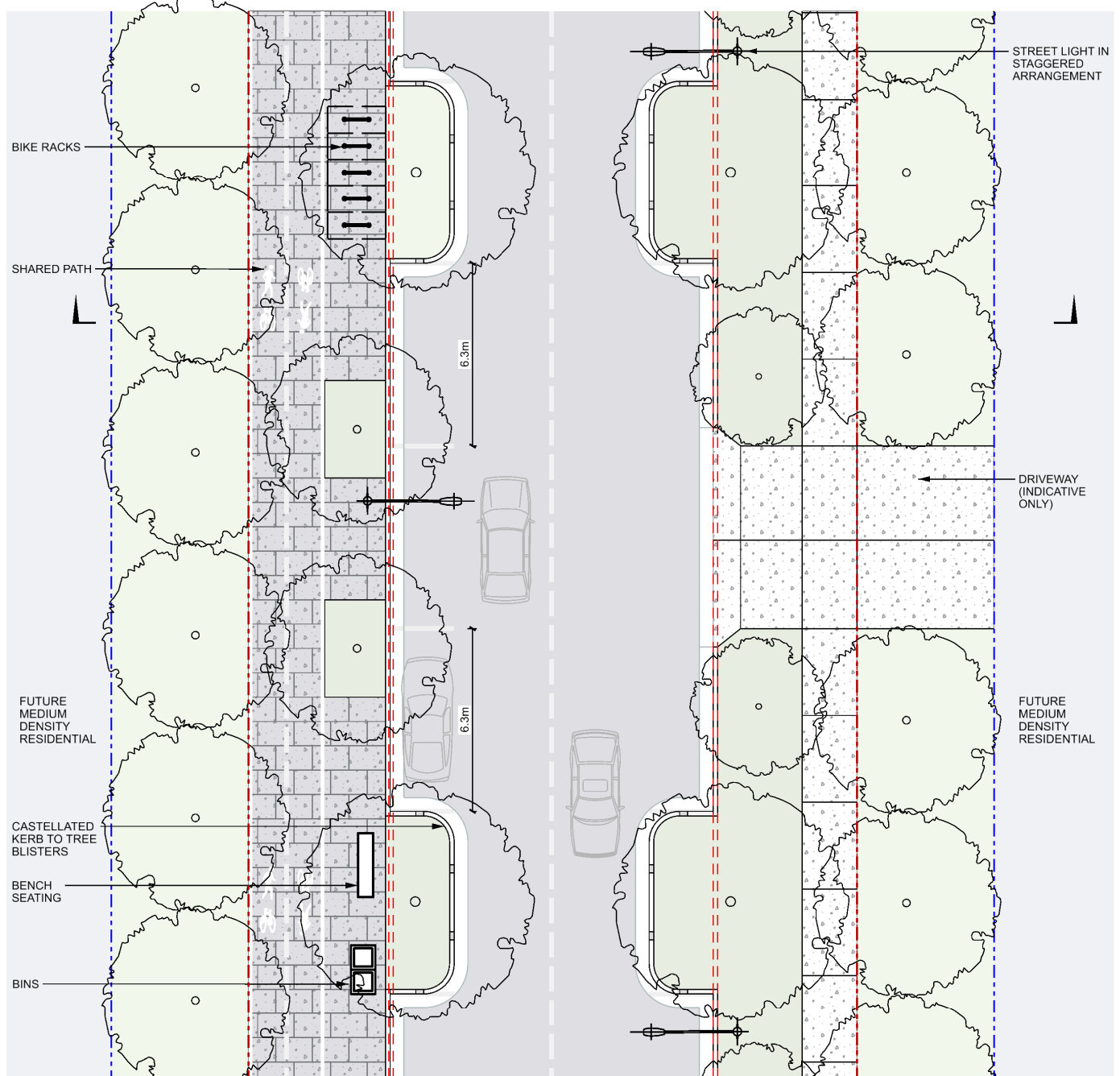
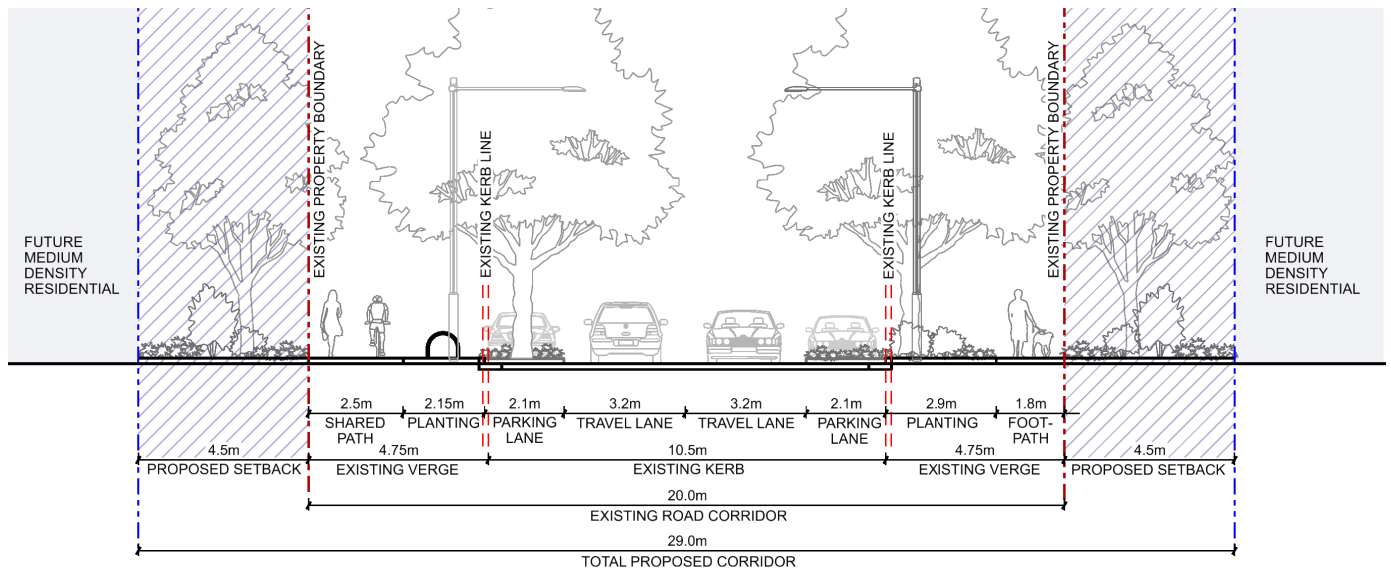


Figure 14. Kings Road - Typical street cross section and plan

1:200 @A4

6.11 Walker Street

Material	Reference
Footpath (less than 2.5m wide): Insitu concrete Type 1	Refer to Detail 2.01
Kerb and Gutter	Refer to Detail 1.01
Insitu Concrete Garden Bed Kerb	Refer to Detail 1.02
Standard Driveway	Refer to Detail 2.09
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Garden	Refer to Detail 3.07

Overview: New development along Walker Street has been specifically designed to transition the density and building heights of Kings Bay's commercial centre down to the pattern of single-storey, detached dwellings located along the precinct's western boundary. A proposed 3m setback beyond the existing eastern boundary has been designed to accommodate an additional portion of street planting, widening the public domain and enhancing the overall appearance of the street.

Kings Bay Precinct Masterplan



Key Plan (NTS)

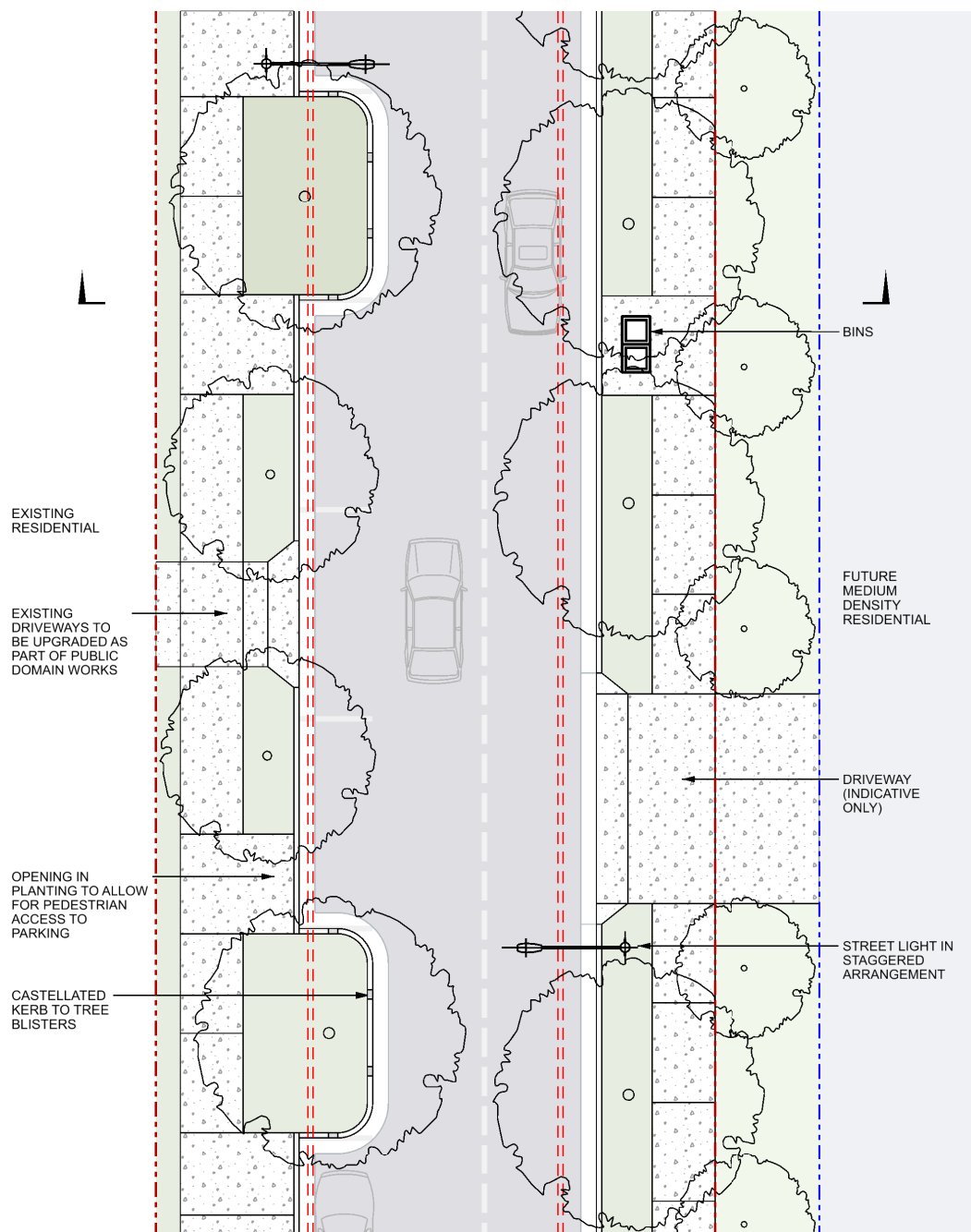
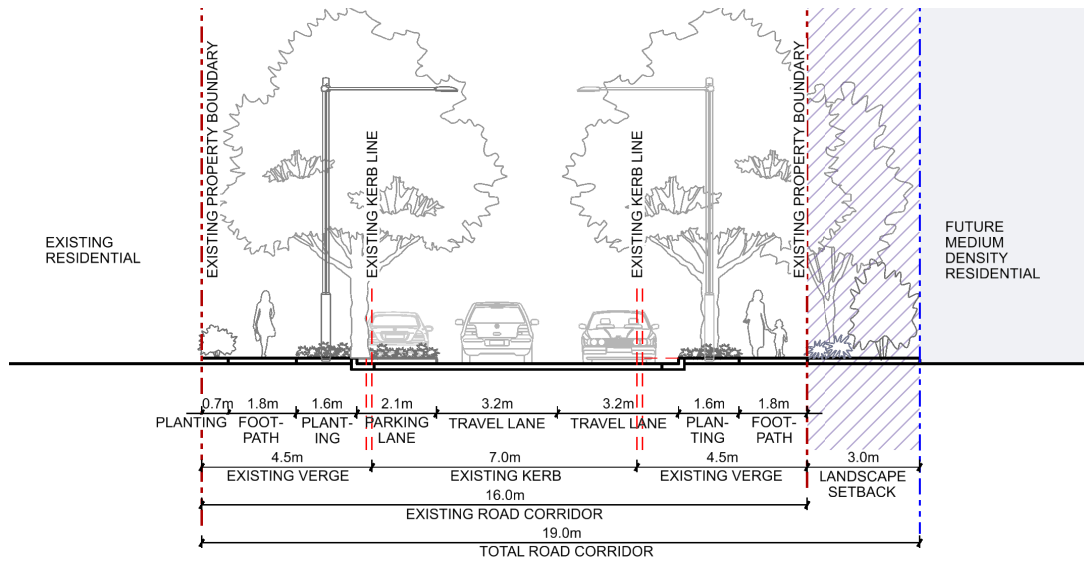


Figure 15. Walker Street - Typical street cross section and plan

1:200 @A4

6.12 Regatta Road

Material	Reference
Footpath: Precast Concrete Paving Type 1	Refer to Detail 2.03
Shared Path: Insitu Concrete Type 2	Refer to Detail 2.01 / 2.02
Kerb and Gutter	Refer to Detail 1.01
Insitu Concrete Garden Bed Kerb	Refer to Detail 1.02
Standard Driveway	Refer to Detail 2.09
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench Seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike Rack	Refer to Detail 5.02 and Furniture Schedule
Lighting	
Multi-functional Light Pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.04 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Garden	Refer to Detail 3.07

Overview: The street design along Regatta Road will be characterised by plentiful planted beds lining comfortable paths of travel for motorist, cyclist and pedestrian movement. A proposed 3m setback beyond the existing property boundary on both sides of the road will permit the development of wider paths and abundant greenery.

Kings Bay Precinct Masterplan



Key Plan (NTS)

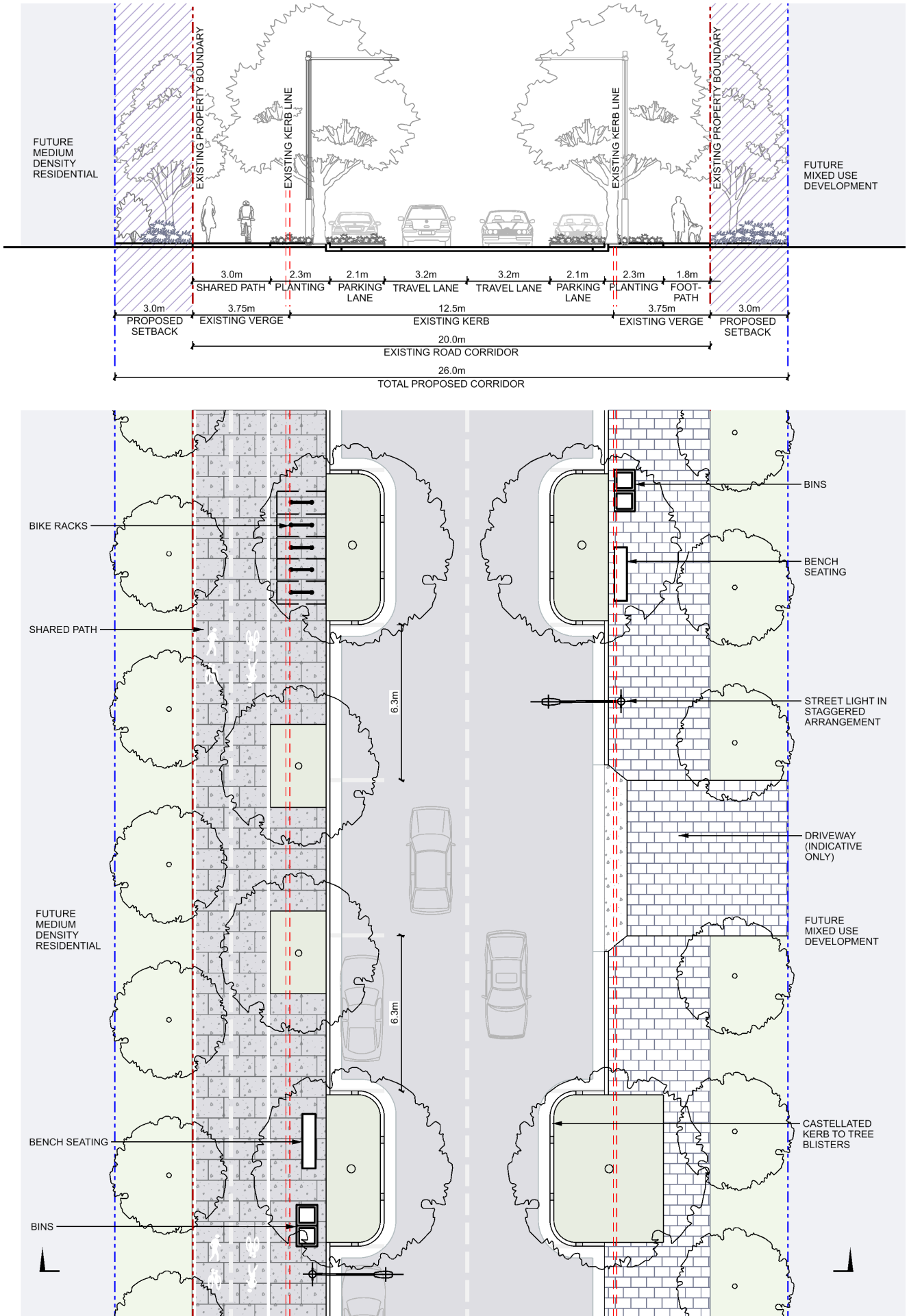


Figure 16. Regatta Road - Typical street cross section and plan

1:200 @A4

6.13 William Street

Material	Reference
Footpath: Precast concrete paving Type 2	Refer to Detail 2.03
Kerb and Gutter	Refer to Detail 1.01
Cycleway: Asphalt paving with cycle linemarking	Refer to Detail 2.04 / 4.03
Cycleway: Insitu concrete seaparator median	Refer to Detail 4.04
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench Seats	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike Rack	Refer to 5.02 and Furniture Schedule
Lighting	
Multi-functional Light Pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.02 / 3.03 / 3.05 / 3.06
Garden Beds	Refer to Detail 3.01

Overview: The proposed redevelopment of William Street will introduce significantly wider street setbacks, to deliver a generous green open space linking residents from the parkland north of the precinct, through its commercial centre and south to the transport hub of Parramatta Road. Setbacks of 8m will produce comfortable pedestrian pathways and a dedicated two-way cycle path. Along both sides of the road, landscaped beds and a planted public square will offer space for rest and recreation.

Kings Bay Precinct Masterplan



Key Plan (NTS)

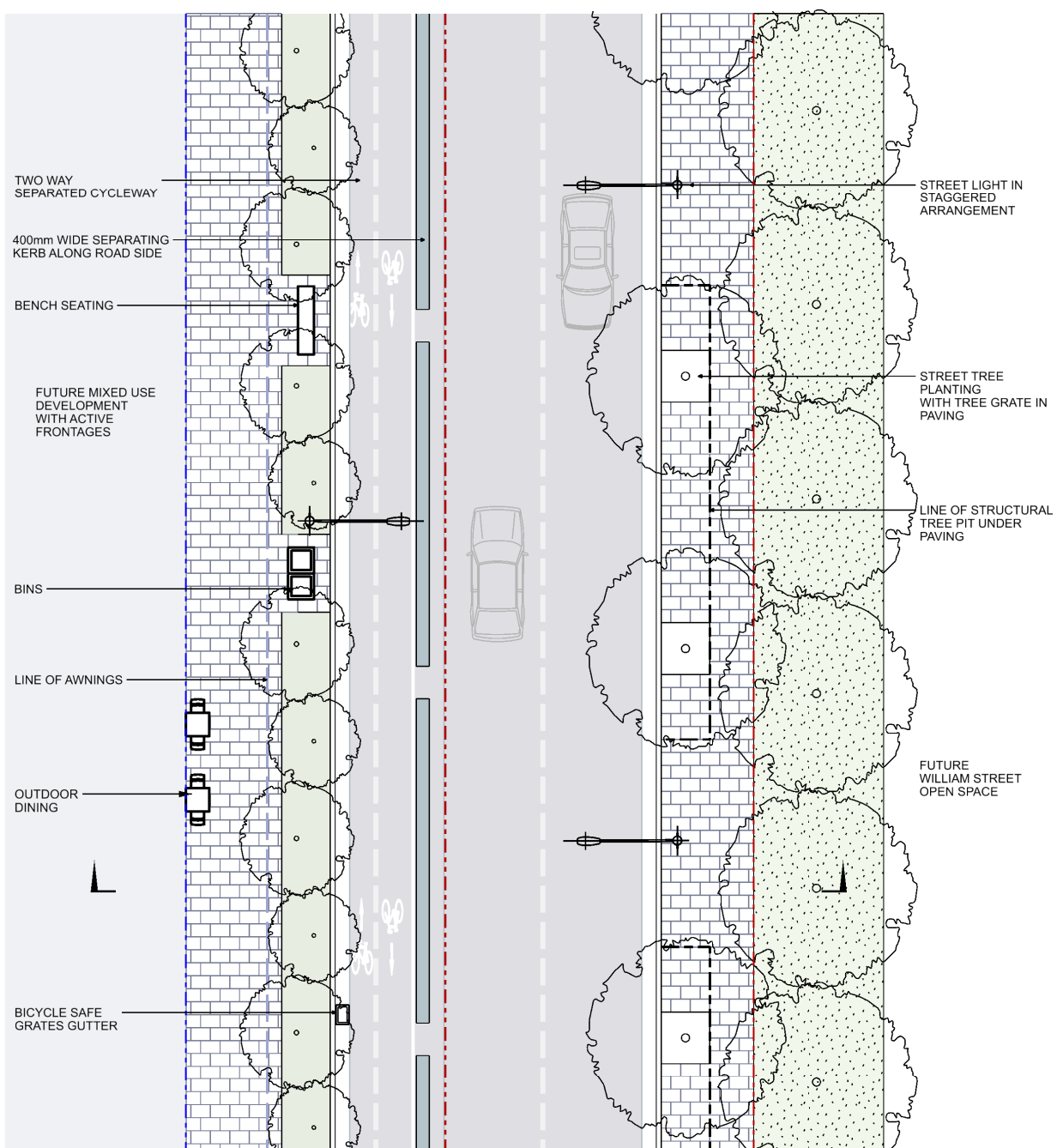
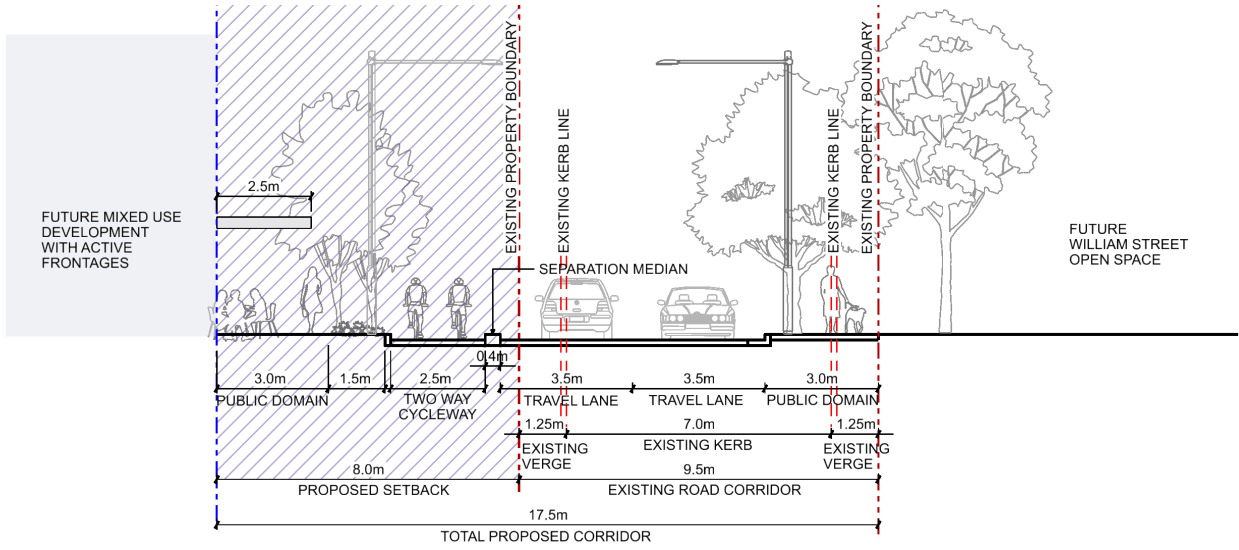


Figure 17. William Street - Typical street cross section and plan

1:200 @A4

6.14 Harris Road

Material	Reference
Footpath (less than 2.5m wide): Insitu concrete Type 1	Refer to Detail 2.01 / 2.02
Kerb and Gutter	Refer to Detail 1.01
Standard Driveway	Refer to Detail 5.01
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Litter Bin	Refer to Furniture Schedule
Lighting	
Multi-functional light pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.06
Garden Beds	Refer to Detail 3.01

Note: New development works on eastern verge must underground existing overhead powerline along their frontage and allow to provide suitable underground connections to existing light poles on school side.

Overview: This revised precinct plan proposes to maintain the existing connectivity of Harris Street as a local link to the major thoroughfare of Parramatta Road. The proposal will retain the existing multilane road design and will improve pedestrian amenity. A 3m setback has been proposed along the road's eastern boundary, permitting the introduction of an abundant strip of landscaping to enhance the appearance and comfort of the footpath it borders.

Kings Bay Precinct Masterplan



Key Plan (NTS)

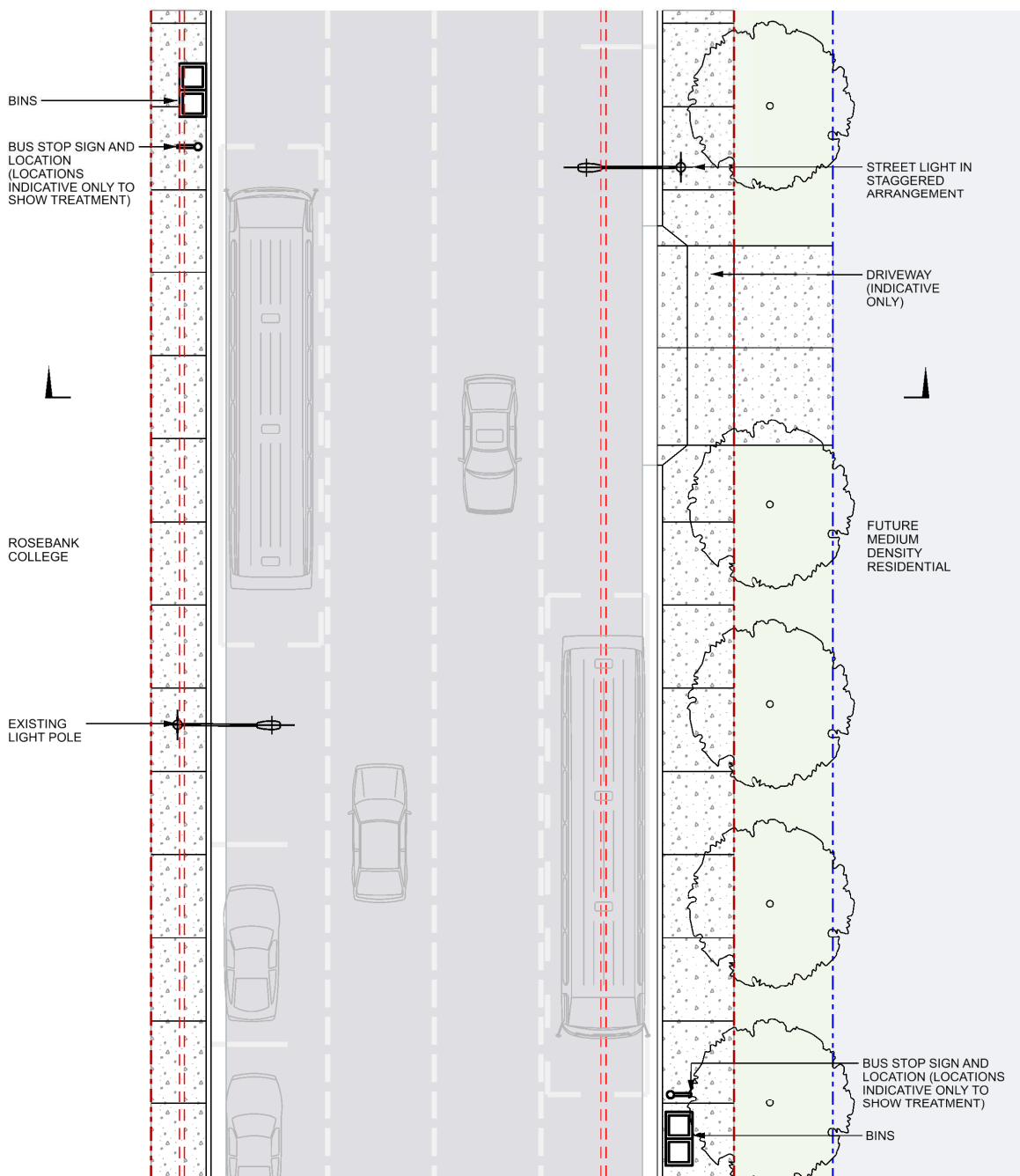
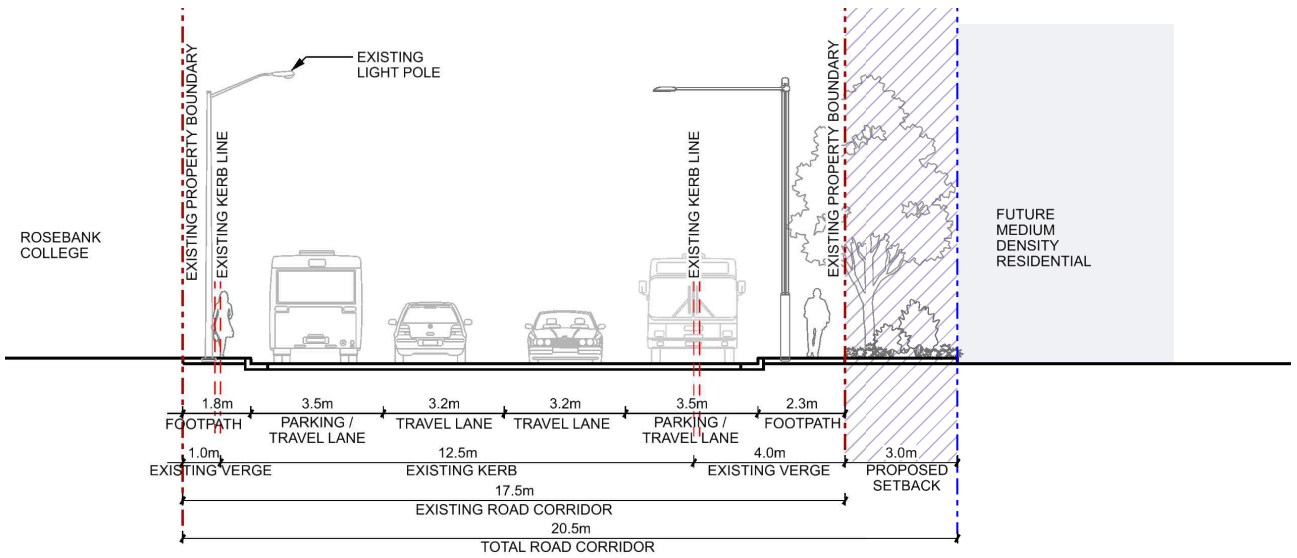


Figure 18. Harris Road - Typical street cross section and plan

1:200 @A4

6.15 Laneways - 12m Wide

Material	Reference
Shared Zone: Interlocking pavers with header course	Refer to Detail 2.05 / 2.06
Insitu Concrete Garden Bed Kerb	Refer to Detail 1.02
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike rack	Refer to Detail 5.02 and Furniture Schedule
Bollard	Refer to Furniture Schedule
Lighting	
Multi-functional Light Pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Gardens	Refer to Detail 1.02 / 3.07

Overview: Through-site links provide pedestrians and cyclists direct connection from Parramatta Road into the Precinct. The links will be 12m wide paved thoroughfare with ground floor retail activation, commercial spaces and residential levels above. The laneway space will incorporate public domain street furniture and planting whilst allowing for service vehicle movements where necessary.

Kings Bay Precinct Masterplan



Key Plan (NTS)

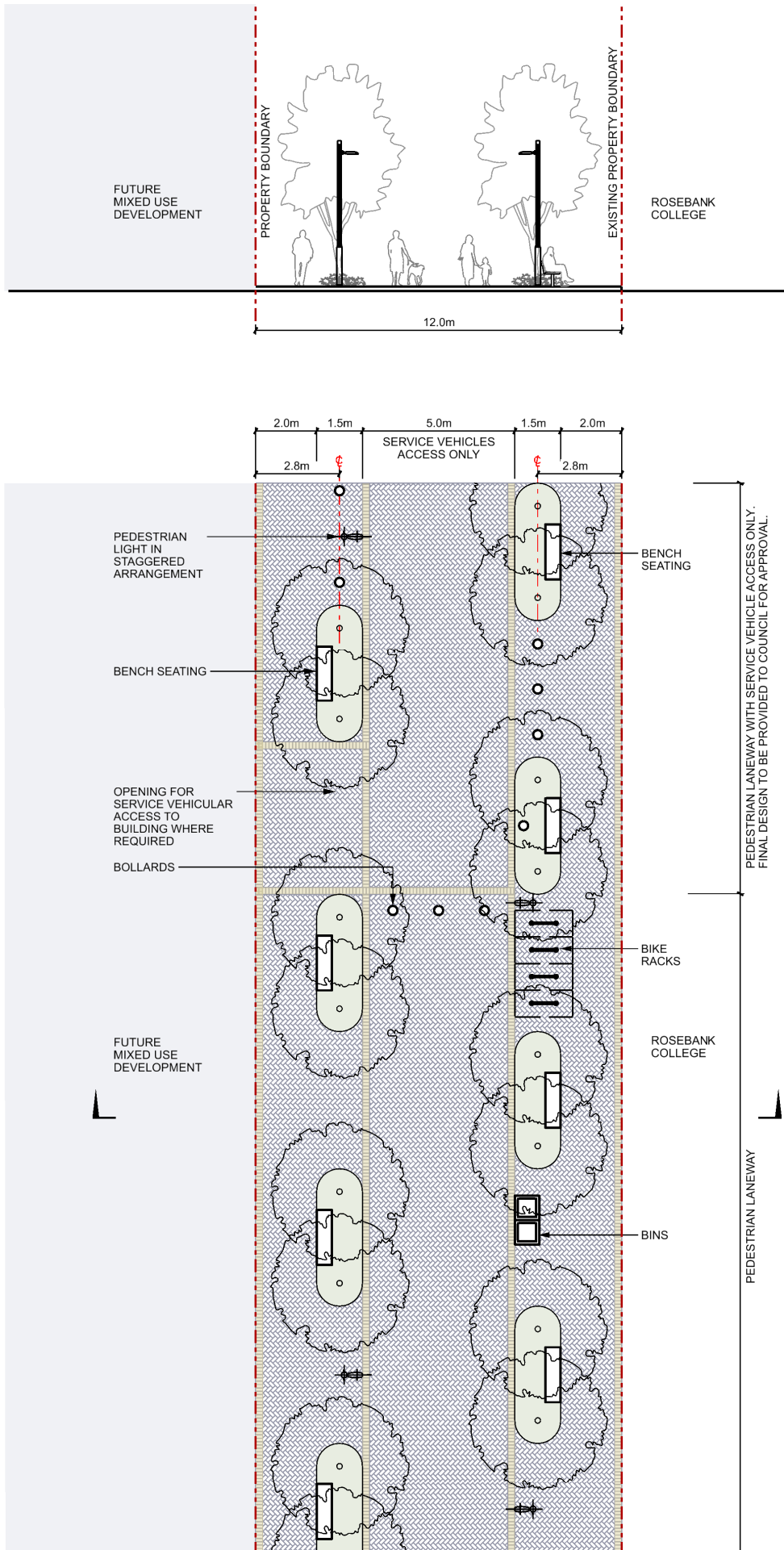


Figure 19. Laneway - Typical street cross section and plan

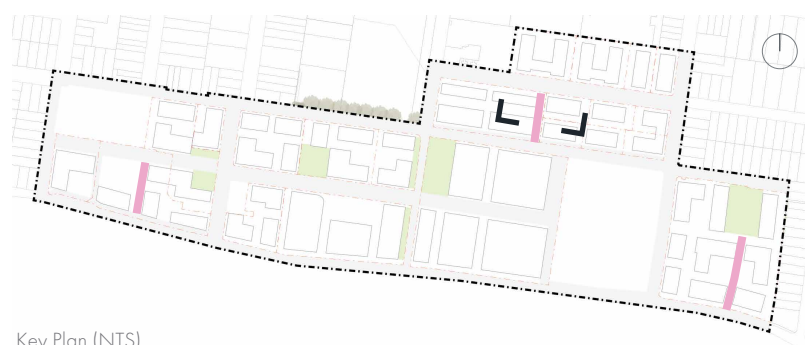
1:200 @A4

6.16 Laneways - 6m Wide with 3m Setback

Material	Reference
Shared Zone: Interlocking pavers with header course	Refer to Detail 2.05 / 2.06
Insitu Concrete Garden Bed Kerb	Refer to Detail 1.02
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike rack	Refer to Detail 5.02 and Furniture Schedule
Lighting	
Multi-functional Light Pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Gardens	Refer to Detail 1.02 / 3.07

Overview: The 6m through-site links will be pedestrianised and connect residents from Parramatta Road, Queens Road, and Kings Road to the amenity of the wider precinct beyond. The laneway space will incorporate public domain street furniture, bordered by 3m landscaped beds to both side with mature trees and generous planting.

Kings Bay Precinct Masterplan



Key Plan (NTS)

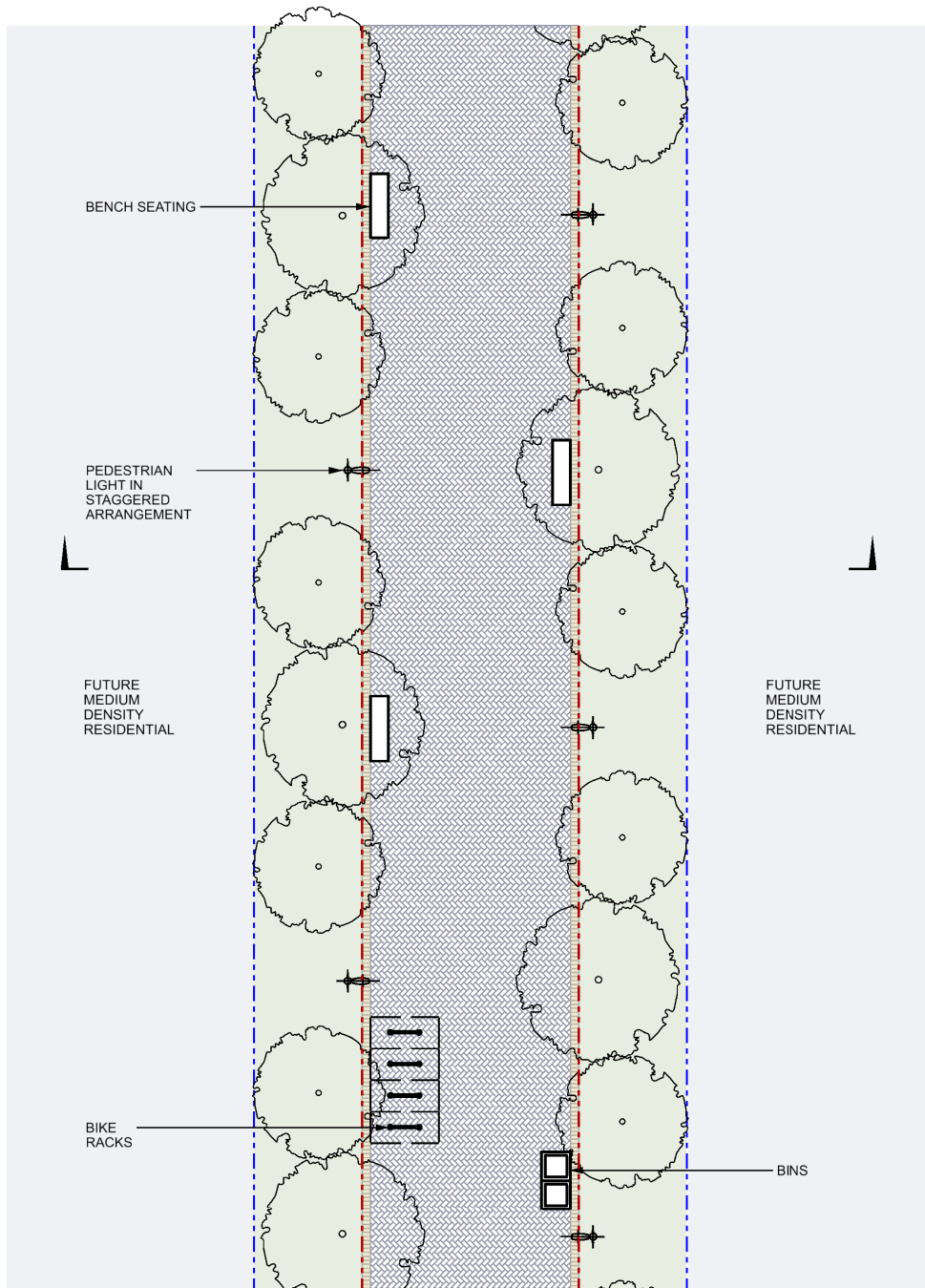
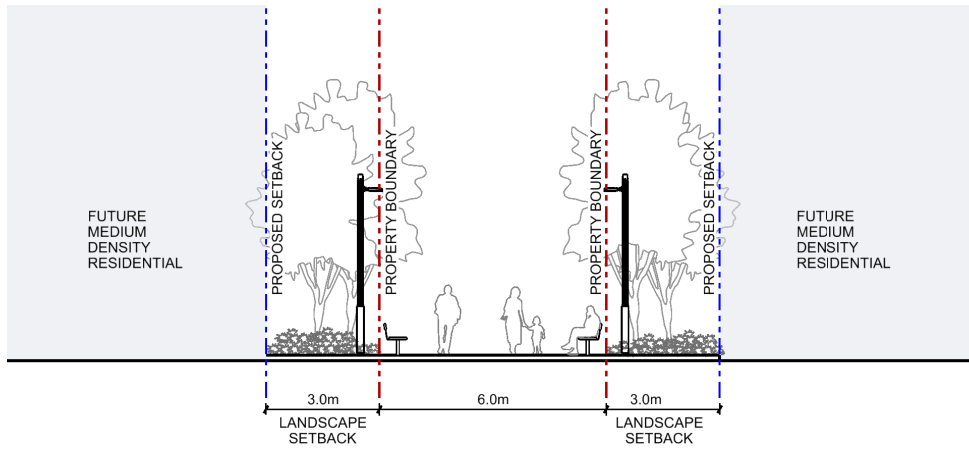


Figure 20. Laneway - Typical street cross section and plan

1:200 @A4

6.17 Laneway -6m Wide with 4.5m Setback

Material	Reference
Shared Zone: Interlocking pavers with header course	Refer to Detail 2.05 / 2.06
Insitu Concrete Garden Bed Kerb	Refer to Detail 1.02
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Bench seat	Refer to Furniture Schedule
Litter Bin	Refer to Furniture Schedule
Bike rack	Refer to Detail 5.02 and Furniture Schedule
Bollard	Refer to Furniture Schedule
Lighting	
Multi-functional Light Pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.03 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Gardens	Refer to Detail 1.02 / 3.07

Overview: The link will be a pedestrianised 6m wide thoroughfare connecting busy Spencer Street to Queens Road. The laneway space will incorporate public domain street furniture, bordered by 4.5m landscaped beds with mature trees and generous planting.

Kings Bay Precinct Masterplan



Key Plan (NTS)

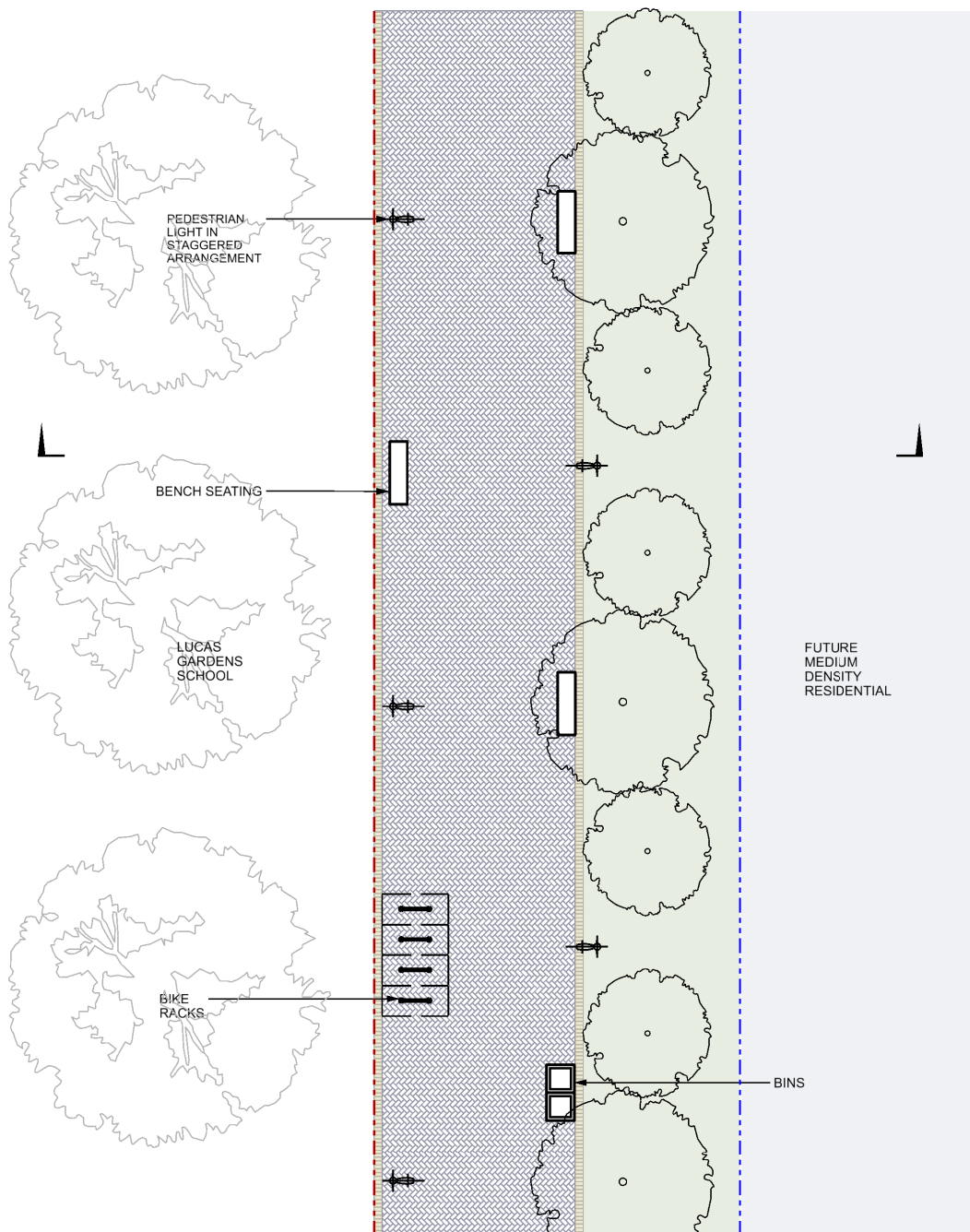
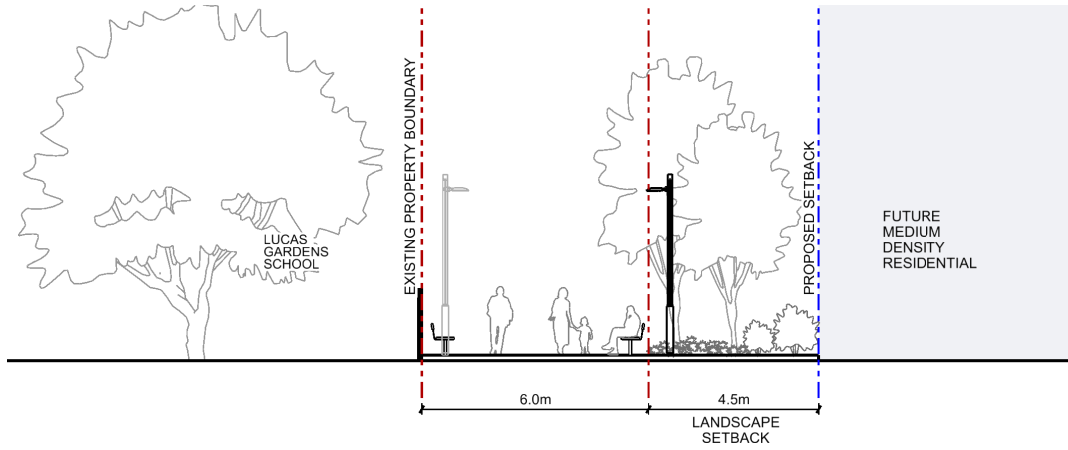


Figure 21. Laneway - Typical street cross section and plan

1:200 @A4

6.18 Intersection Layout*

Material	Reference
Footpath: Precast Concrete Paving Type 2	Refer to Detail 2.03
Kerb and Gutter	Refer to Detail 1.01
Pedestrian Ramp	Refer to Detail 2.10
Cycleway: Asphalt paving with cycle linemarking	Refer to Detail 2.04 / 4.03
Cycleway: Insitu concrete seaparator median	Refer to Detail 4.04
Furniture	
Street Furniture Placement	Refer to Detail 5.01
Litter Bin	Refer to Furniture Schedule
Bike Rack	Refer to Detail 5.02 and Furniture Schedule
Signage Post	Refer to Detail 5.03
Lighting	
Multi-functional Light Pole	Refer to Furniture Schedule
Street Tree and Planting	
Street Tree Planting	Refer to Detail 3.02 / 3.03 / 3.04 / 3.05 / 3.06
Garden Beds	Refer to Detail 3.01
WSUD Rain Gardens	Refer to Detail 1.02 / 3.07

Note: William and Spencer Street intersection shown 'in-principle' only. For the Kings Bay Precinct, all intersections are non-typical and require site specific design solutions dependant on the layout of the intersecting streets.

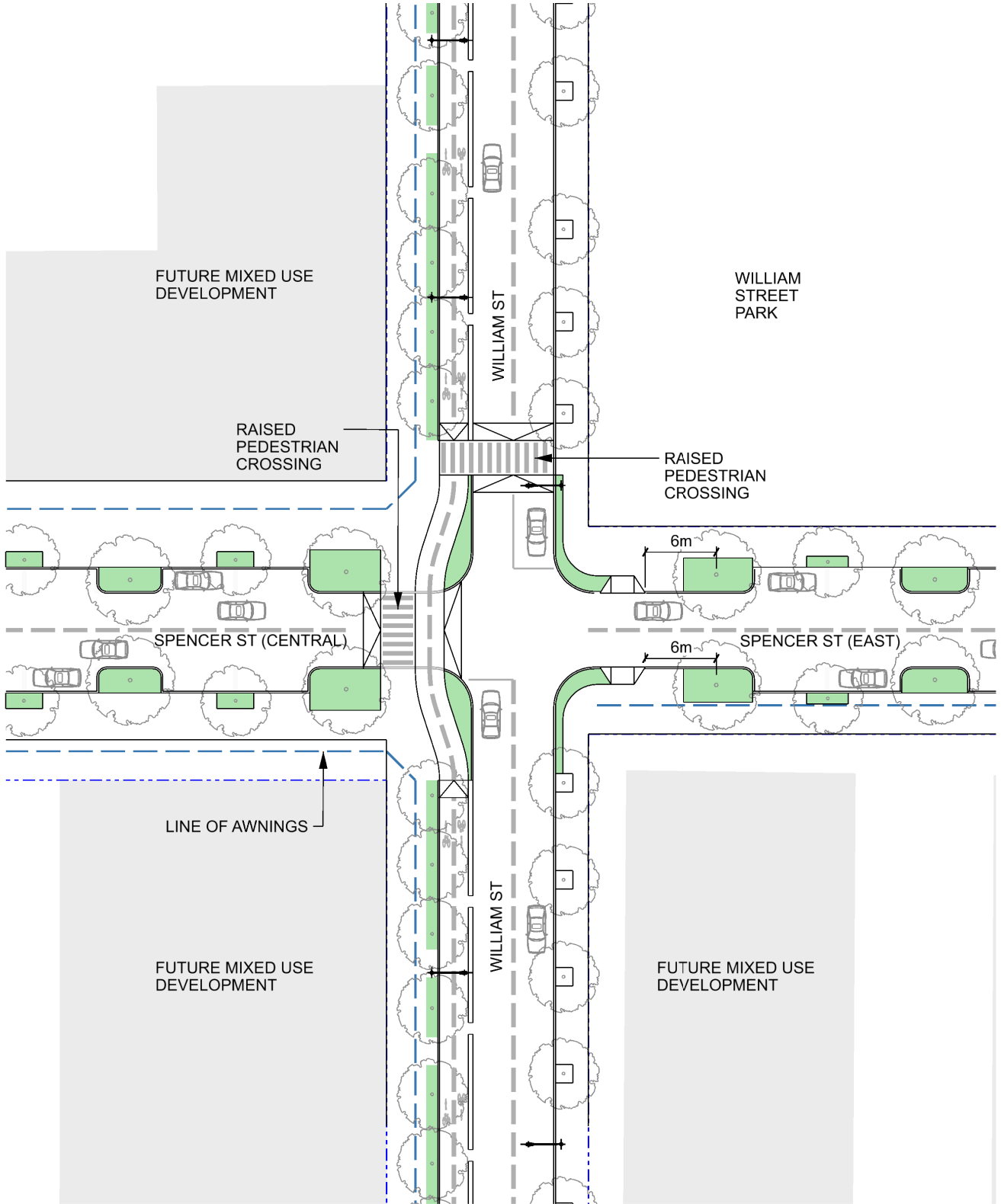


Figure 22. Intersection Plan - William Street / Spencer Street

1:500 @A4

7 Components of the Street: Standard Technical Specifications

7.1 Introduction

The primary purpose of the technical specifications is to ensure delivery of consistent and co-ordinated design and construction of public infrastructure within the Kings Bay Precinct.

The technical specification is a set of guidelines for developers, consultants, contractors and service providers. It **aims to provide direction** for design and construction of public domain assets. A complete design will usually require more than what is presented in this document.

These technical specifications do not replace Australian Standards or any project specific Natspec documentation. All works to be in compliance with all Service Authorities statutory requirements, approval and codes.

As with all design processes, Council's review and approval will be required prior to any construction delivery of public domain works.

7.2 General Notes

Survey Markers

- All existing survey markers are to be located and marked on site prior to commencement of works.
- All existing survey markers are to be protected from damage during works. Penalties apply for disturbing survey markers.
- If survey markers need to be removed or replaced, refer to https://www.spatial.nsw.gov.au/surveying/surveyor_generals_directions for instructions to replace survey marks.
- Unauthorized removal, disturbance or destruction of existing survey markers incur penalties. Seek approval from the Surveyor-General prior to works.

Services Pits and Utilities

- Obtain approval from service authorities for all adjustments to services including cover alignments and changes to pit covers.
- Ensure all service pits are accessible and fit for use during all stages of works.
- Seek relevant Service Authority for approvals and final sign-off.

Road Lines and Markings

- All new road lines and markings are to be installed / applied in accordance to Transport for New South Wales specifications, Australian Standards and Austroads guidelines.
- Pavement marking paint, Thermoplastic Road marking paint, glass beads, retroreflective materials and devices to road traffic control to be in accordance to relevant Australian Standards.

Traffic Signals

- All traffic signals to be installed in accordance to Transport for New South Wales specifications and Austroads guidelines.

Bus Stops and Bus Lanes

- For Bus Stops and Bus Lane design parameters refer to the following (but not limited to) resources:
 1. NSW Government Design Elements for Public Transport
 2. Transport for New South Wales Guidelines for Public Transport Capable Infrastructure

3. Transport for New South Wales Standard on Bus Lane delineation
4. Transport for New South Wales supplement to the Australian Standard 1742 Manual if Uniform Traffic Control Devices – Part 12 Bus.

Cycling Infrastructure

- Refer to Austroads Guide to Road Design Part 6A Paths for Walking and Cycling for geometric design of pedestrian and cycling paths and design of associated facilities.
- Refer to the Transport for New South Wales Cycleway Design Toolbox for general guidance on cycleway design.

Street Lighting

- Obtain approval from service authorities for all adjustments to electrical services / infrastructure including and not limited to conduits, existing light poles, overhead powerlines, switchboards, connection points, electrical pit installations and adjustment.

Where possible, development should house private substations within their property boundary.

Design of Public Domain Fronting Parramatta Road

- The landscape setback dedication along Parramatta Road frontage should be designed as part of the development projects and aim to provide enhanced public domain outcomes supported by climate resilient and biodiverse landscapes. In principle it should provide:

- Space for pedestrians and cyclist to encourage use of active transport - clear footpaths, outdoor dining and seating.
- Green Coverage - Biodiverse landscape garden beds, large canopy trees and mid storey planting.
- Water Management - passive irrigation to landscape areas and WSUD.
- Safety and Comfort

7.3 Technical Reference Drawings

Refer to Council's engineering specification drawings:

C671 - Standard Footpath Details

C672 - Standard Kerb Ramp

C673 - Standard Kerb & Gutter Details

C674 - Standard Driveway Details

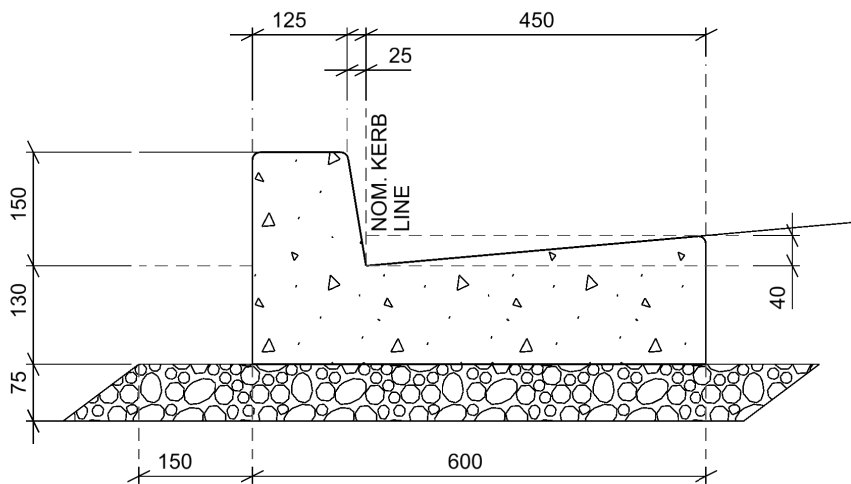
8 Components of the Street: Standard Technical Details List

ID	Description	Drawing No.
Kerb and Gutter		
	Insitu concrete kerb and gutter	1.01
	Insitu concrete garden bed kerb	1.02
Footways and Laneways		
Concrete Paving	Insitu concrete pavement: Type 1 - Typical Plan	2.01
	Insitu concrete pavement: Type 2 - Typical Plan	2.01
	Insitu concrete pavement - Typical Section	2.02
Precast Concrete Unit Paving	Precast concrete paving: Type 1 - Typical Plan	2.03
	Precast concrete paving: Type 2 - Typical Plan	2.03
	Precast concrete paving - Typical Section	2.03
Road Pavement	Asphalt paving - Typical Section	2.04
	Concrete paving - Typical Section	2.04
Precast Concrete Interlocking Paving	Precast concrete interlocking paving - Typical Plan	2.05
	Precast concrete interlocking paving - Detail Plan	2.05
	Precast concrete interlocking paving - Typical Section	2.06
TGSI	Warning and Direction pavers - Typical Details	2.07
Service Pit Covers	Service Pit Covers - Typical Plan	2.08
Standard Driveway	Concrete driveway - Typical Plan	2.09
Pedestrian Ramp	Concrete pram ramp paving - Typical Plan	2.10
Planting		
Garden Beds	Garden Bed Planting - General Arrangement	3.01
	Garden Bed Planting - Typical Section	3.01
Street Tree Planting	Tree Pit with Tree Grate - Typical Plan	3.02
	Tree Pit with Planted Garden Beds - Typical Plan	3.03
	Tree Pit with Structural Soil - Typical Section	3.04
	Tree Pit with StrataVault System - Typical Section	3.05

ID	Description	Drawing No.
	Tree in Landscape Areas - Typical Section	3.06
WSUD	Rain garden - Typical Section	3.07
Cycleways		
	Cycleway - Separated One Way with Parallel Parking	4.01
	Cycleway - Separated One Way with NO Parallel Parking	4.02
	Cycleway - Separated Two Way with NO Parallel Parking	4.03
	Cycleway Median Kerbs	4.04
Public Domain Furniture		
	Street Furniture Placement	5.01
	Bike Racks	5.02
	Signage Post	5.03
	Safety Rail to Bus Stop	5.04
	Furniture Schedule	Section 8.6

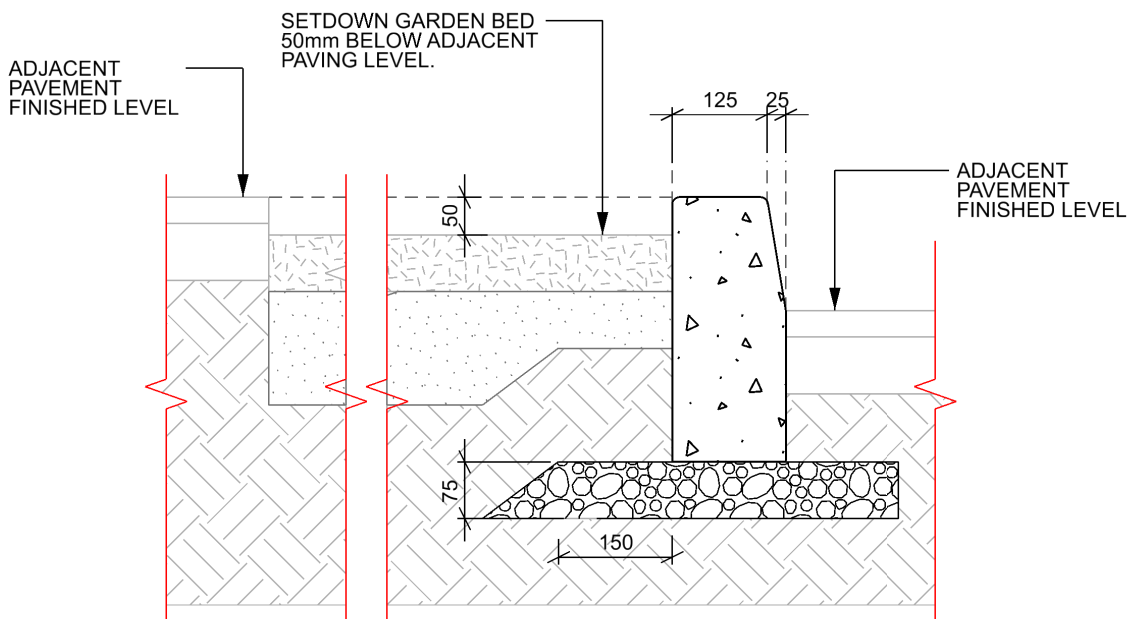
8.1 Kerbs and Gutters





TYPICAL CONCRETE KERB AND GUTTER
 FOR ALL OTHER KERB TYPES REFER TO COUNCIL DETAIL C673
 AND COUNCIL'S ENGINEERING SPECIFICATION

KERB AND GUTTER



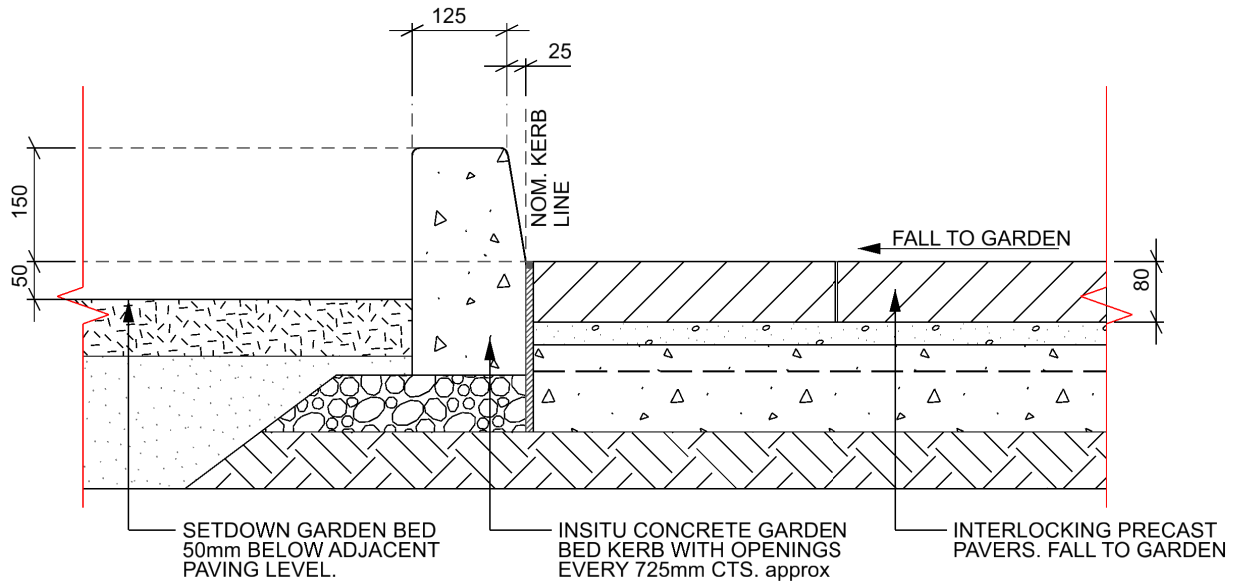
TYPICAL CONCRETE KERB ONLY ALONG CYCLEWAY AND PLANTING BED
 FOR ALL OTHER KERB TYPES REFER TO COUNCIL DETAIL C673
 AND COUNCIL'S ENGINEERING SPECIFICATION

KERB ONLY

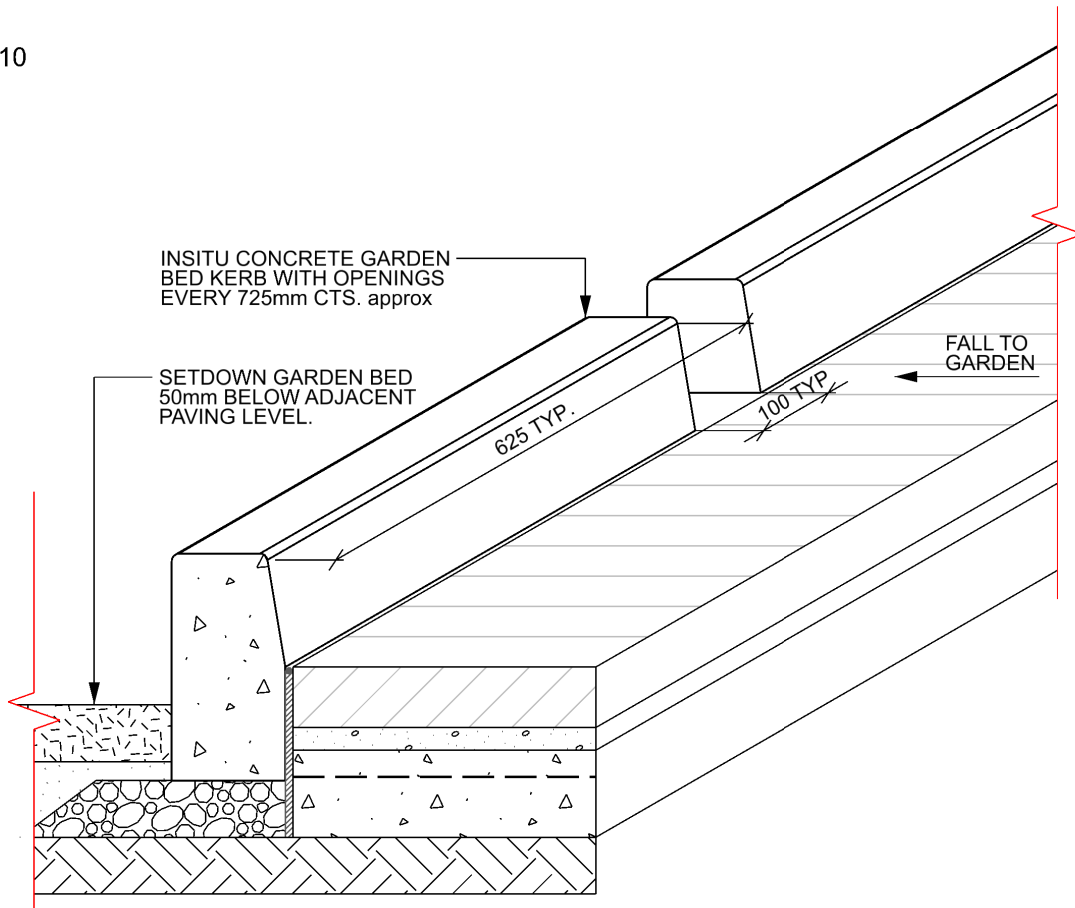
CONCRETE KERB & GUTTER

TYPICAL SECTIONS - 1:10

Rev: 01
 Date: 03/08/2023 Dwg No. 1.01



PLAN - 1:10



PERSPECTIVE

GARDEN BED KERB

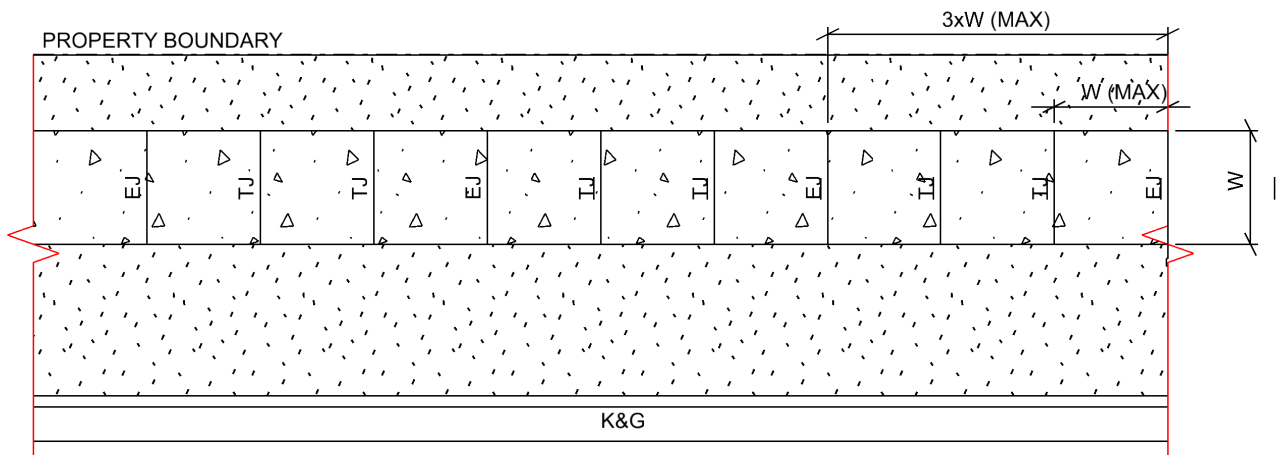
TYPICAL

Rev: 01
Date: 07/07/23

Dwg No. 1.02

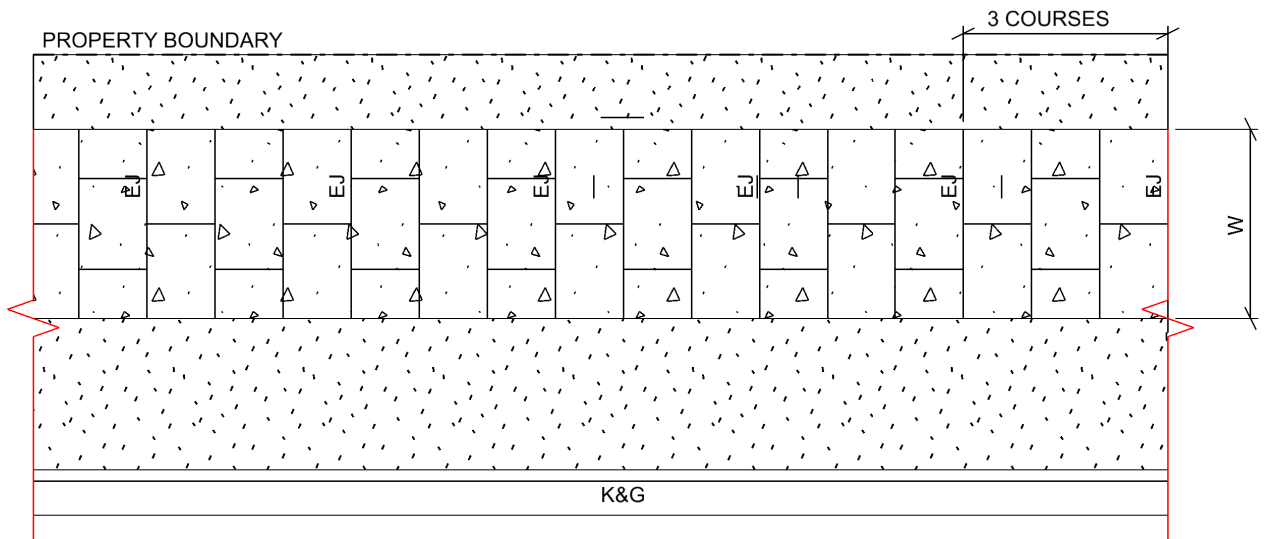
8.2 Footways & Laneways





INSITU CONCRETE PAVEMENT PLAN - TYPE 1

W = FOOTPATH WIDTH LESS THAN 2.5m
 JOINTS: SAWCUT DUMMY JOINTS
 PATTERN: HORIZONTAL
 COLOUR: STANDARD GREY
 FINISH: COVE



INSITU CONCRETE PAVEMENT PLAN - TYPE 2

W = FOOTPATH WIDTH GREATER THAN 2.5m
 JOINTS: SAWCUT DUMMY JOINTS
 PATTERN: STRETCHER BOND PATTERN 800 x 1200mm
 COLOUR: STANDARD GREY
 FINISH: COVE

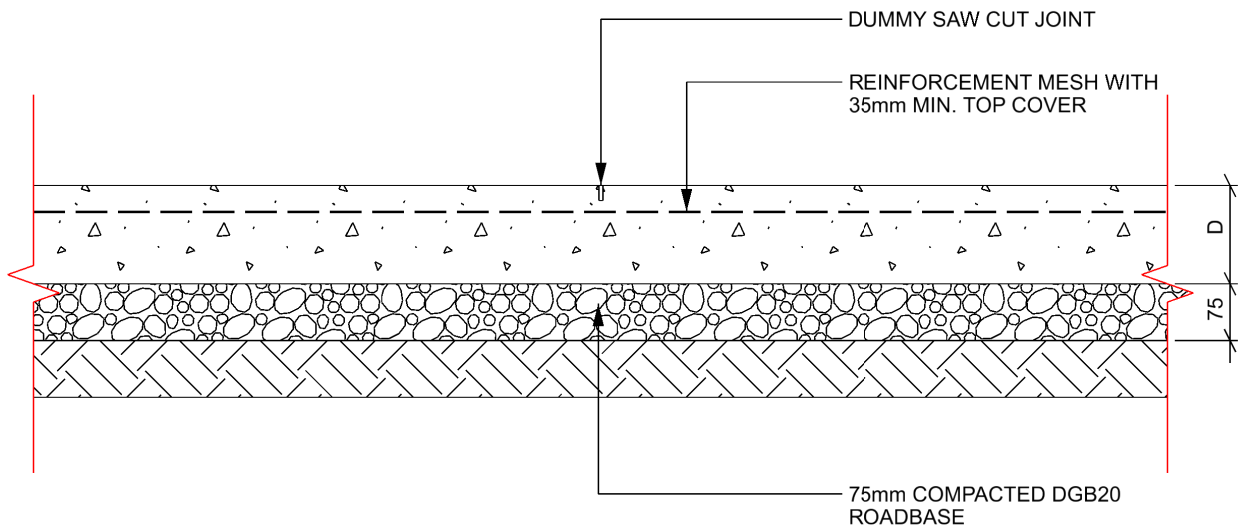


CONCRETE FOOTPATH SPECIFICATIONS		
Footpath Width 'W' (m)	Slab Thickness 'D'(mm)	Reinforcement Mesh
W < 1.5	100	N/A
1.5 < W < 2.5	130	SL72
W > 2.5	150	SL82

INSITU CONCRETE PAVEMENT - TYPE 1 & 2

TYPICAL PLANS - 1:100

Rev: 01
 Date: 03/08/2023 Dwg No. 2.01

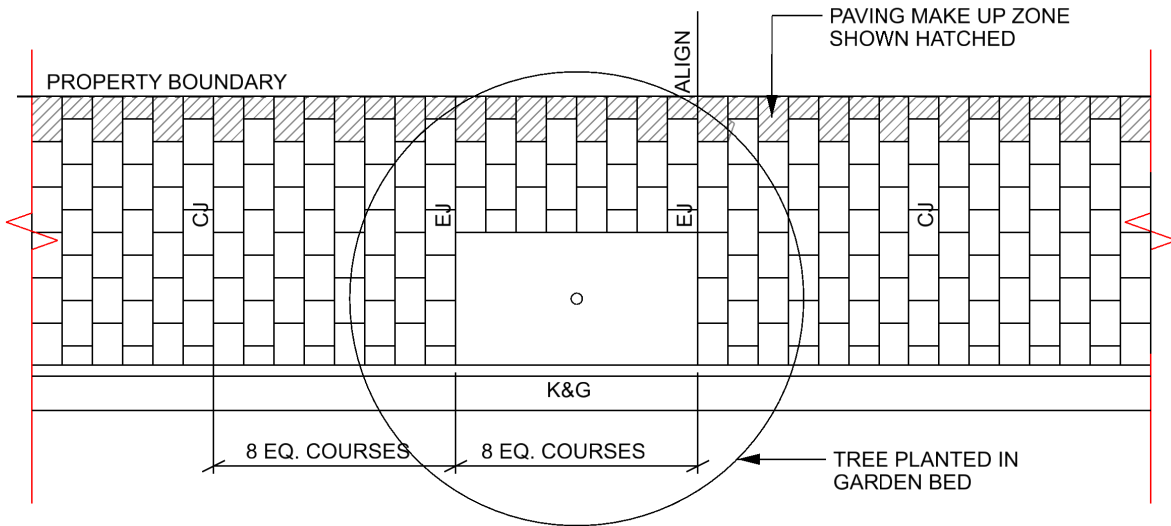


CONCRETE FOOTPATH SPECIFICATIONS		
Footpath Width 'W' (m)	Slab Thickness 'D'(mm)	Reinforcement Mesh
W < 1.5	100	N/A
1.5 < W < 2.5	130	SL72
W > 2.5	150	SL82

INSITU CONCRETE PAVEMENT

TYPICAL SECTION - 1:10

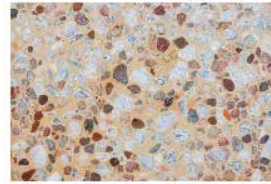
Rev: 01
Date: 03/08/2023 Dwg No. 2.02



**PRECAST CONCRETE PAVING
FOOTPATHS**
 PRODUCT: URBANSTONE
 SIZE: 600 x 40 x 40mm THICK
 PATTERN: STRETCHER BOND PATTERN
 COLOUR: GOLDEN GUNMETAL OR RIVER ROPAZ
 REFER TO STREET DETAILS
 FINISH: MILLED

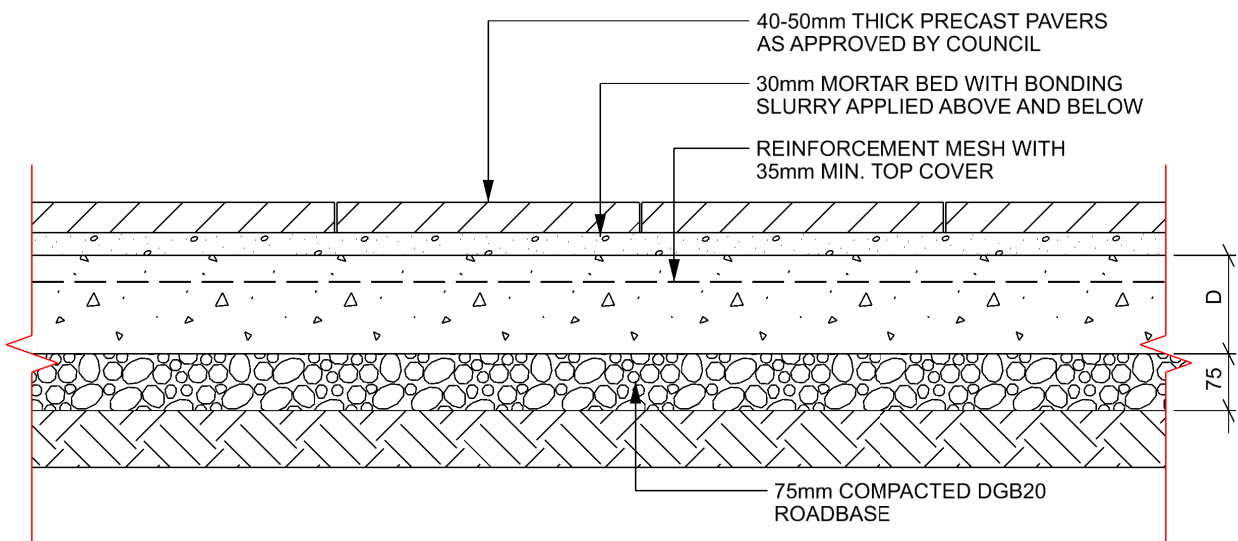


Golden Gunmetal Milled
TYPE 1



River Topaz Milled
TYPE 2

GENERAL ARRANGEMENT PLAN - 1:100



SECTION - 1:10

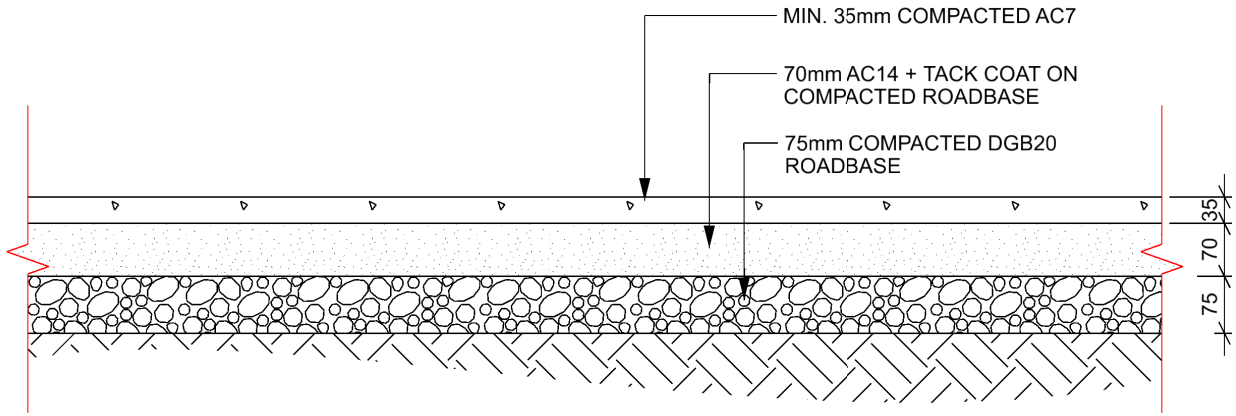
CONCRETE FOOTPATH SPECIFICATIONS		
Footpath Width 'W' (m)	Slab Thickness 'D'(mm)	Reinforcement Mesh
W < 1.5	100	N/A
1.5 < W < 2.5	130	SL72
W > 2.5	150	SL82

PRECAST CONCRETE PAVING - TYPE 1 & 2

TYPICAL

Rev: 01
 Date: 03/08/2023
 Dwg No. 2.03

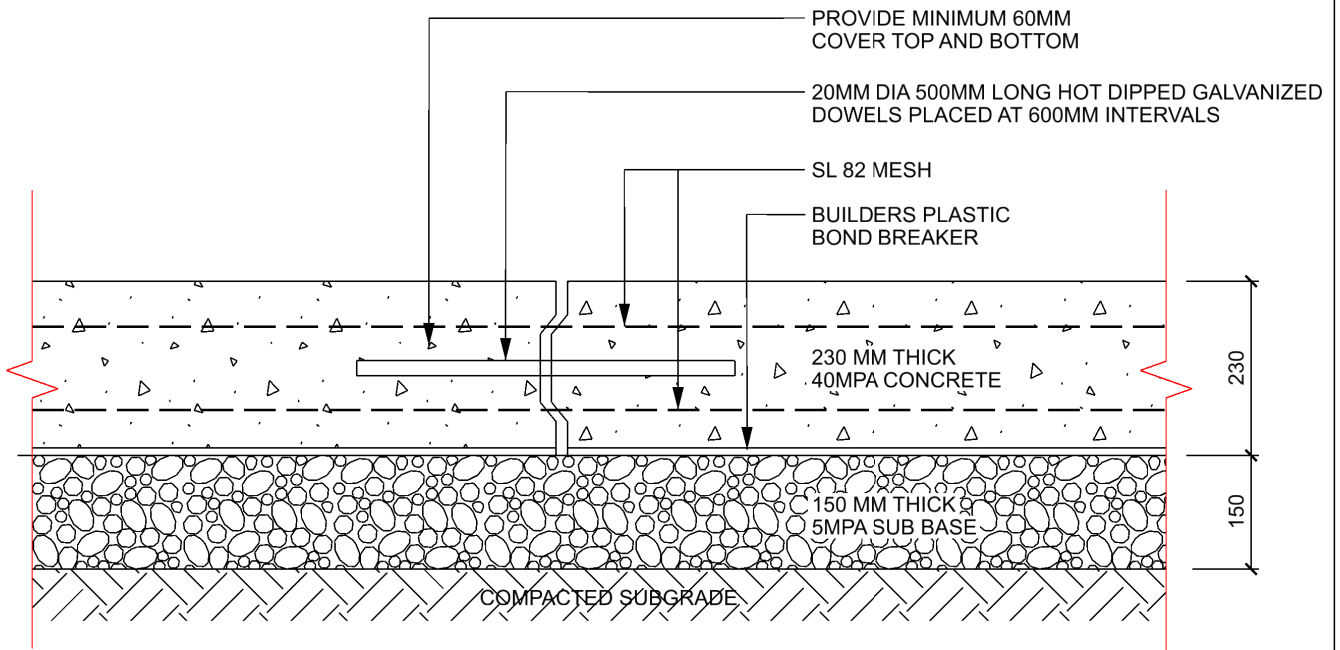
ASPHALT PAVING



STANDARD ASPHALT PAVING - CYCLEWAY
 APPLY GREEN ASPHALT PAINT TO CYCLEWAY AT POINTS OF POTENTIAL CONFLICT, I.E. DRIVEWAYS, AND APPROACH TO INTERSECTIONS.



CONCRETE PAVING

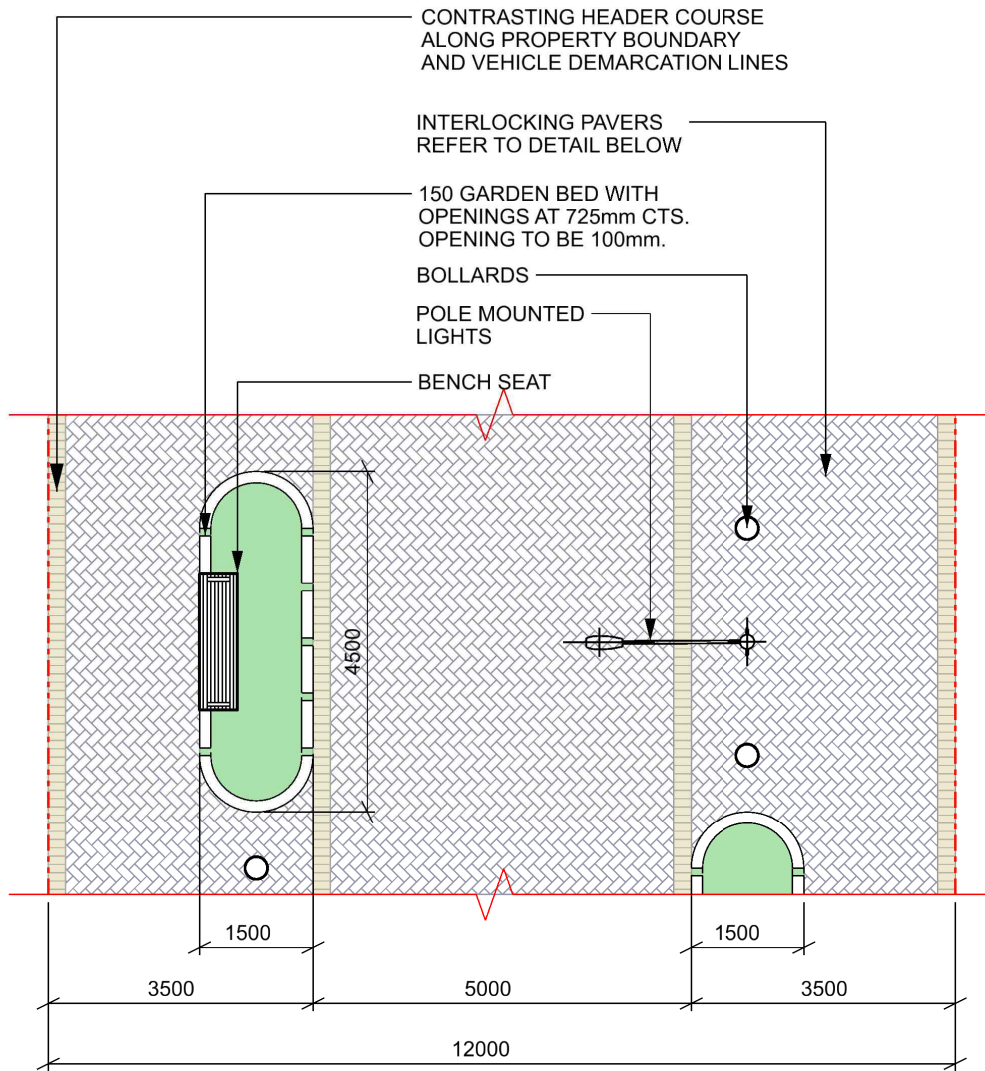


CONCRETE ROAD SLAB PROFILE
 SLAB SIZE AND JOINTS: ALLOW APPROXIMATELY 12.0M BETWEEN CONNOLLY EXPANSION JOINTS. CRACK CONTROL JOINTS AT APPROX 4.0M SPACING. LONGITUDINAL JOINTS ARE TO HAVE 10MM THICK MASTIC TO THE FULL DEPTH AND HAVE N20 TIE BARS AT 600MM SPACING. ALL JOINTS ARE TO BE SILICON SEALED.
 TIE BARS: INSTALL N20 TIE BARS INTO ADJOINING CONCRETE SLABS UTILIZING CHEMSET.
 SUBBASE: PLEASE USE 5 MPA LEAN MIX CONCRETE
 FINISH: LIGHT BROOM FINISH IS REQUIRED.

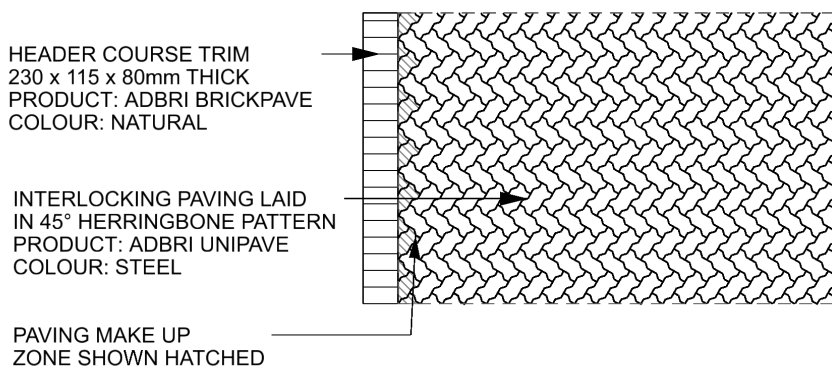
ROAD PAVEMENT

TYPICAL SECTION - 1:10

Rev: 01
 Date: 20/10/2023 Dwg No. 2.04



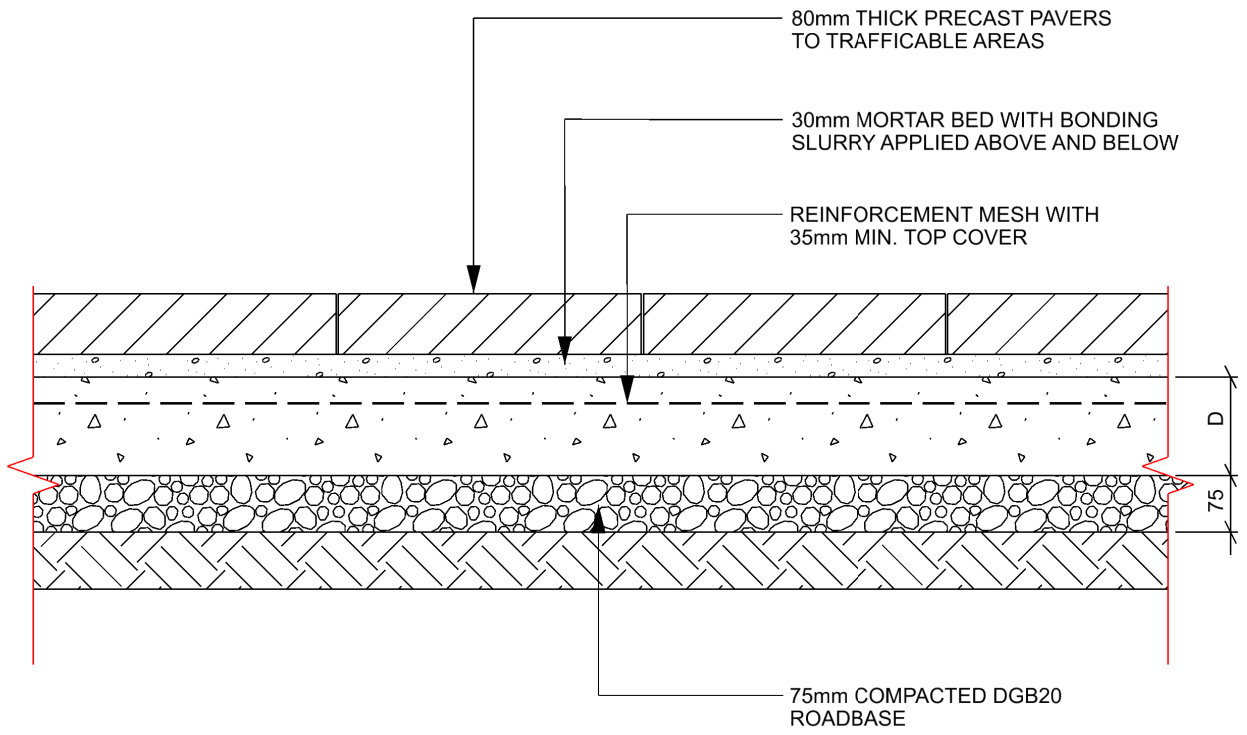
PLAN - 1:100



PLAN - 1:50

PRECAST CONCRETE INTERLOCKING PAVING
TYPICAL

Rev: 01
Date: 03/08/2023 Dwg No. 2.05

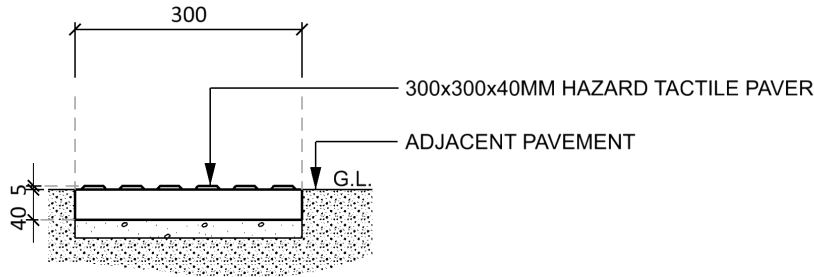


PRECAST CONCRETE INTERLOCKING PAVING

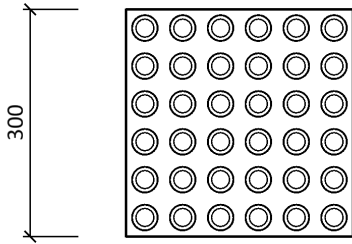
TYPICAL SECTION - 1:10

Rev: 01
 Date: 03/08/2023 Dwg No. 2.06

TACTILE SURFACE INDICATOR - WARNING



SECTION - 1:10



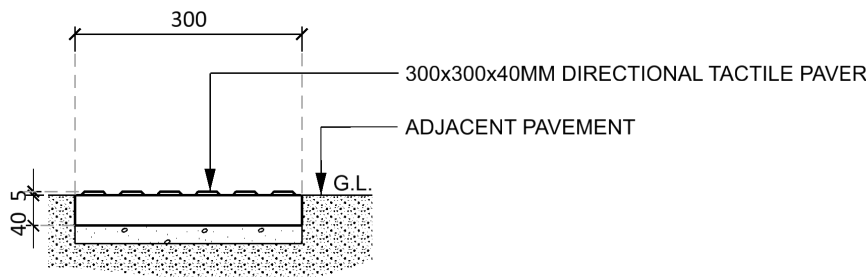
PLAN - 1:10

NOTES:

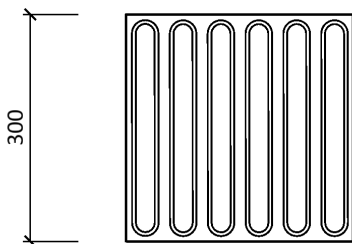
-INSTALL IN ACCORDANCE WITH AS1428 AND MANUFACTURERS REQUIREMENTS

- WITHIN ASPHALT AND CONCRETE PAVEMENT PROVIDE CONCRETE BASE SLAB 660 WIDE ALIGNED WITH TGSi BAND WHERE LOCATED IN ASPHALT PAVEMENT. FINISH SLAB FLUSH WITH ADJACENT LEVELS AND MIX WITH 6% CCS 'ONYX' INTEGRAL OXIDE.

TACTILE SURFACE INDICATOR - DIRECTIONAL



SECTION - 1:10



PLAN - 1:10

NOTES:

-INSTALL IN ACCORDANCE WITH AS1428 AND MANUFACTURERS REQUIREMENTS

- WITHIN ASPHALT AND CONCRETE PAVEMENT PROVIDE CONCRETE BASE SLAB 660 WIDE ALIGNED WITH TGSi BAND WHERE LOCATED IN ASPHALT PAVEMENT. FINISH SLAB FLUSH WITH ADJACENT LEVELS AND MIX WITH 6% CCS 'ONYX' INTEGRAL OXIDE.

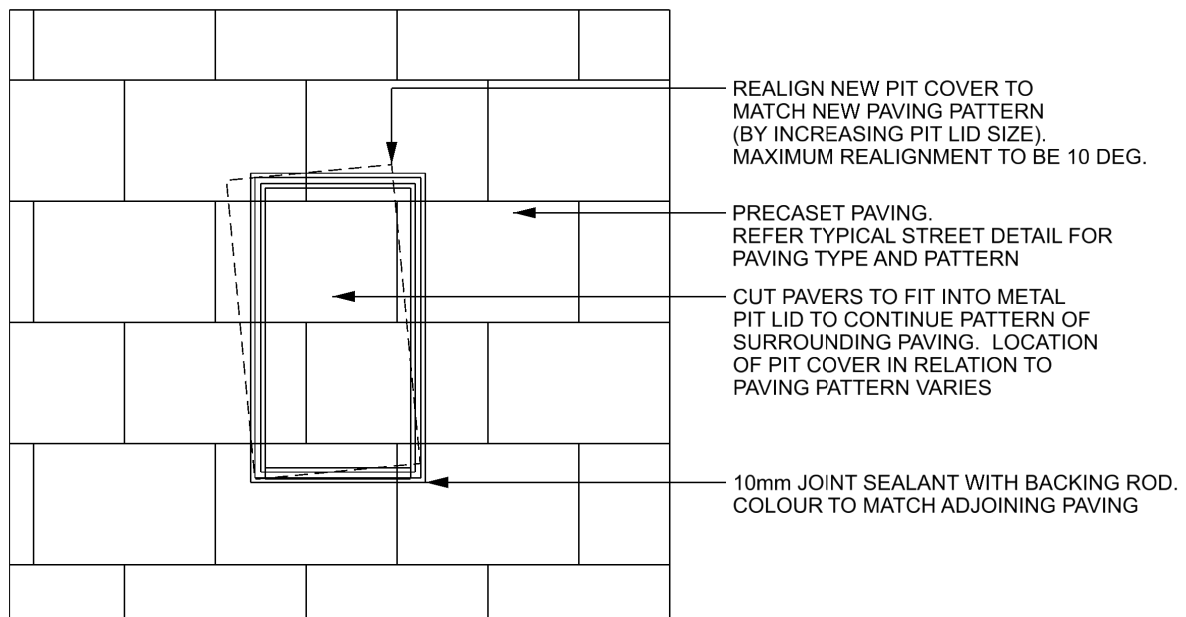
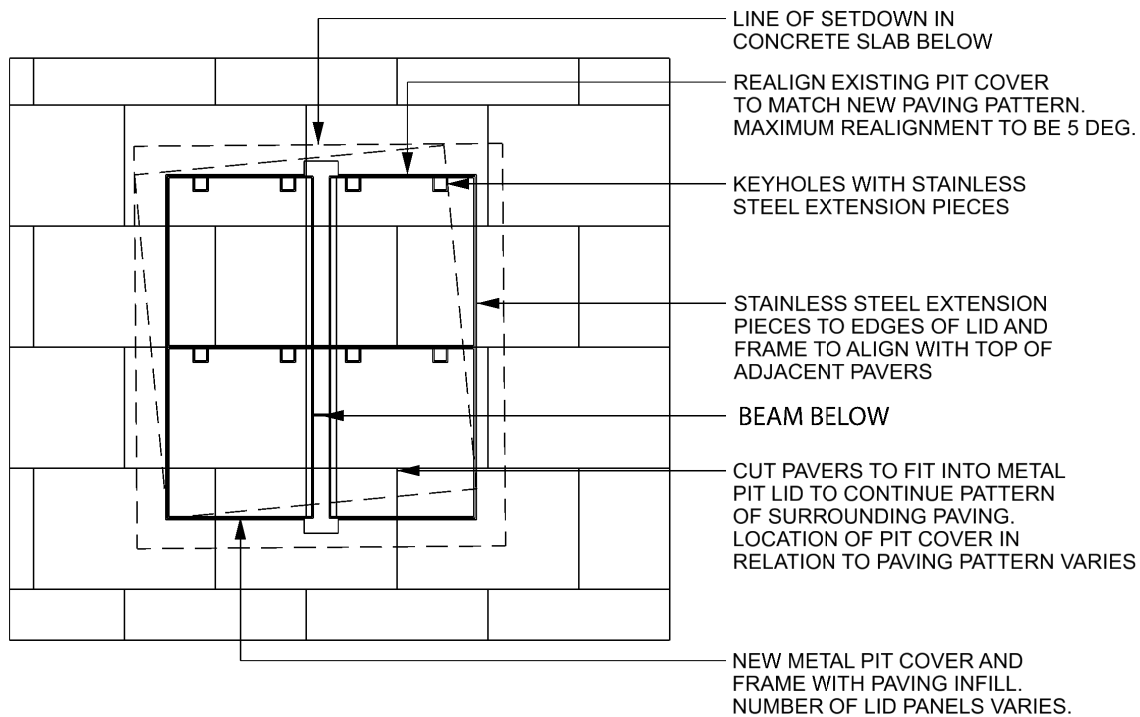
PRODUCT:
URBANSTONE CONCRETE TACTILE PAVERS RANGE
OR EQUIVALENT, COLOUR TBC



TACTILE SURFACE INDICATOR

TYPICAL

Rev: 02
Date: 09/10/2023 Dwg No. 2.07



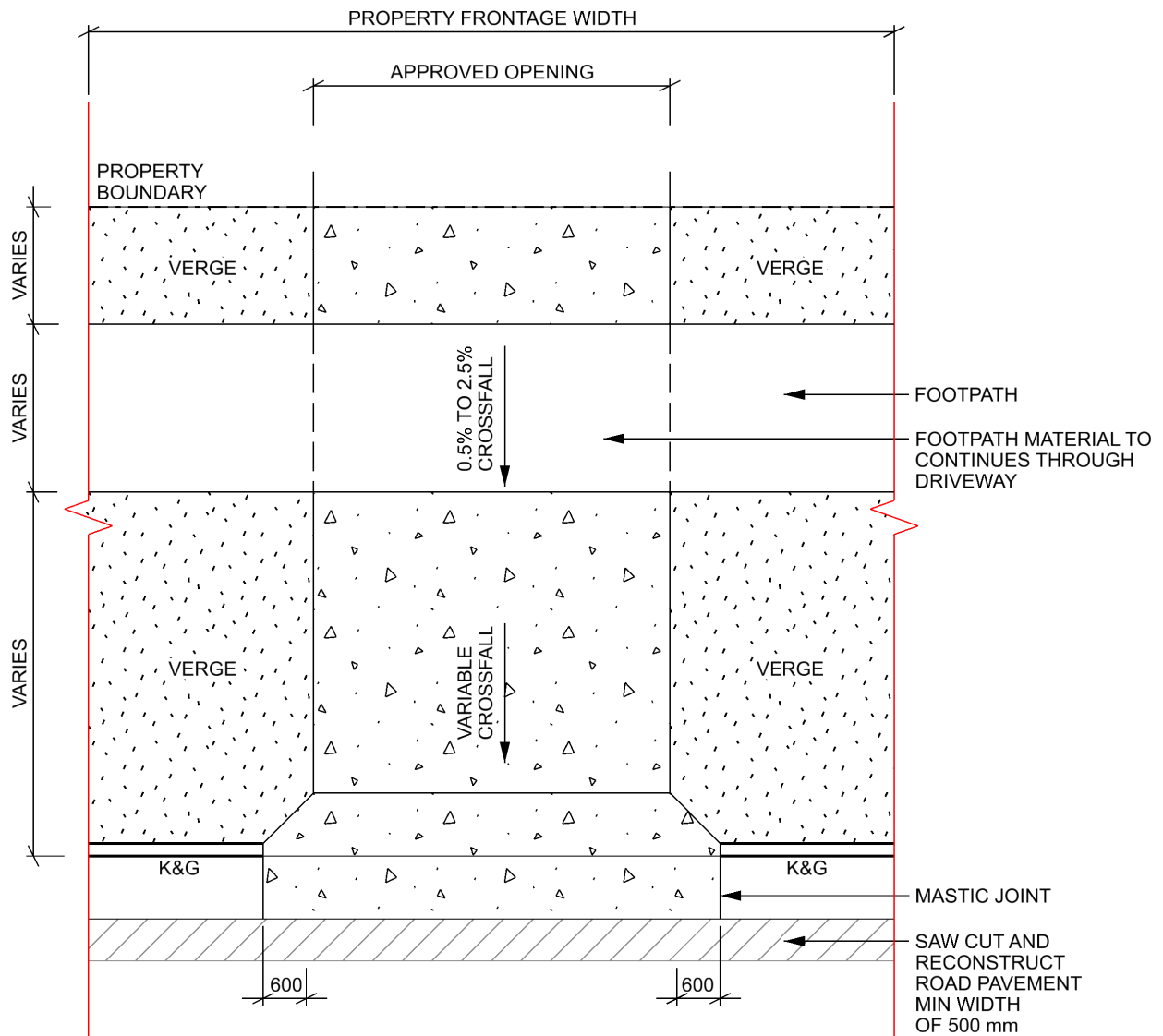
NOTES:

1. OBTAIN APPROVAL FROM AUTHORITY FOR COVER REALIGNMENT.
2. CLEAN PIT LID WITH WIRE BRUSH AND THEN WITH SOFT BRUSH TO REMOVE RUST FROM LID.
3. MOISTEN PAVER AND LID TO AID HYDRATION OF MORTAR MIX.
4. USE CEMENT MORTAR WITH FORTIFYING COMPOUND (ARDEX OR APPROVED EQUIVALENT) AS JOINTING MATERIAL.
5. USE A RICHER MIX eg. 1:1 CEMENT:SAND THINNER (2-5mm) JOINTS AND 1:2.5 CEMENT:SAND MIX FOR THICKER (12-15mm) JOINT.
6. PIT LID INFILLS TO HAVE APPROX. 3mm GAP ON SIDES SO AS TO NOT TOUCH THE LID.
7. GAPS ON SIDES SHOULD BE GROUTED WITH RICH CEMENT SAND MIX WITH FORTIFYING COMPOUND.
8. TO ENSURE THE SERVICE PIT IS STILL ACCESSIBLE AND FIT FOR USE THE RELEVANT AUTHORITY IS TO PROVIDE SIGN OFF / APPROVAL.

SERVICE PIT COVER

TYPICAL PLAN - 1:25

Rev: 01
Date: 03/08/2023 Dwg No. 2.08

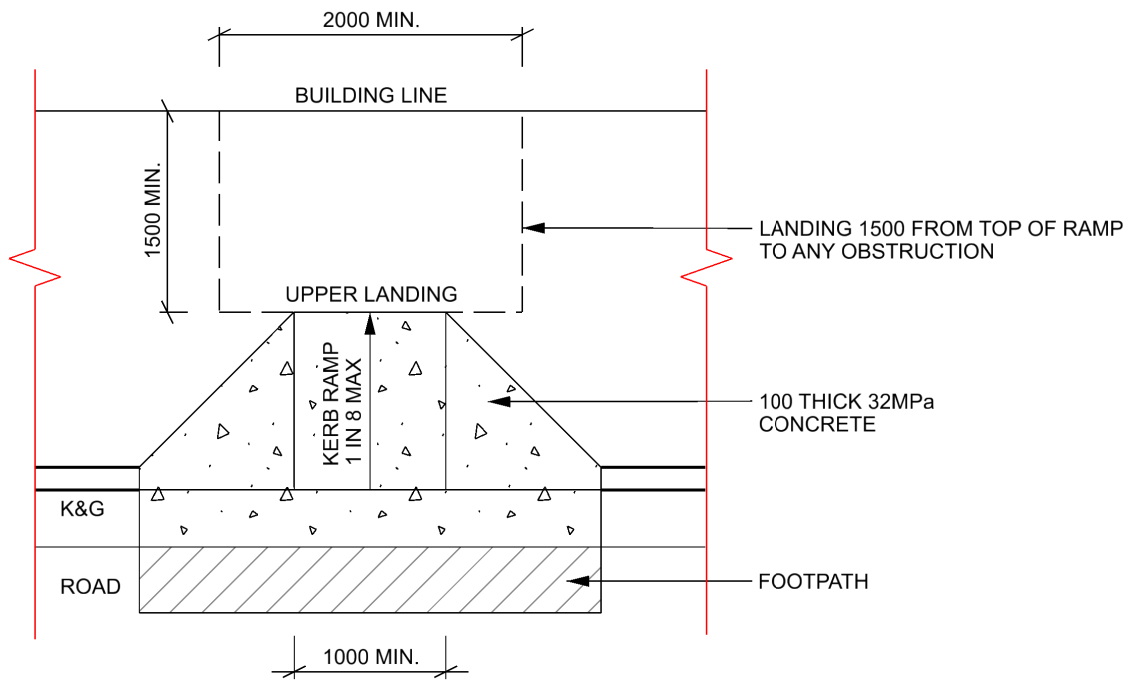


NOTE:
REFER TO COUNCIL STANDARD DRIVEWAY DETAIL
FOR SECTIONS AND FURTHER DETAILS.

STANDARD DRIVEWAY

TYPICAL PLAN - 1:100

Rev: 01
Date: 20/10/2023 Dwg No. 2.09



NOTE:
REFER TO PRAM RAMP DETAIL FOR SECTIONS AND
FURTHER DETAILS.

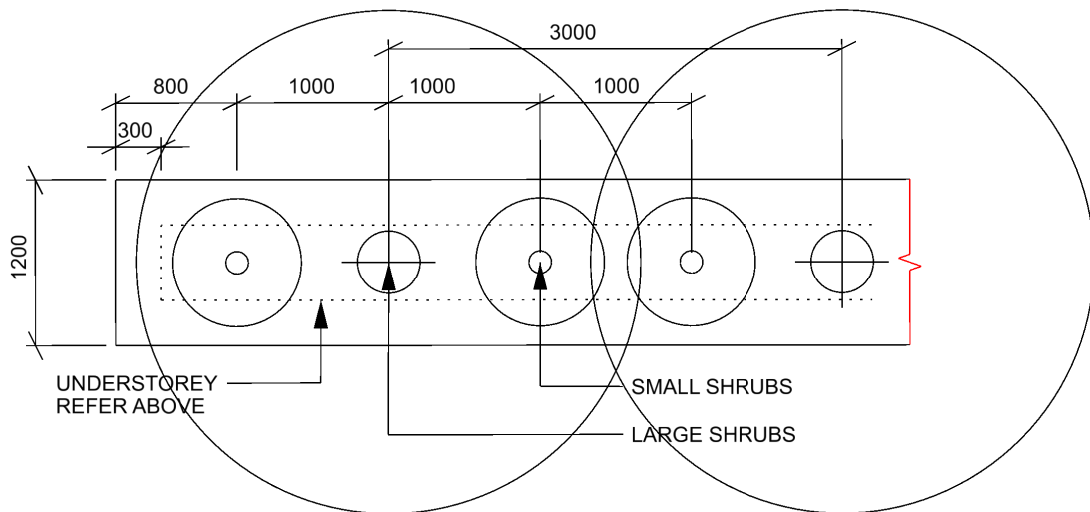
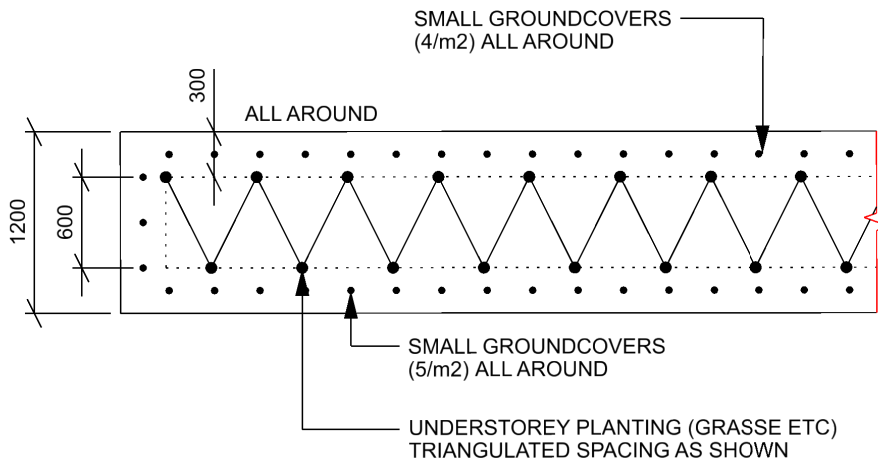
PEDESTRIAN RAMP

TYPICAL PLAN - 1:50

Rev: 01
Date: 20/10/2023 Dwg No. 2.10

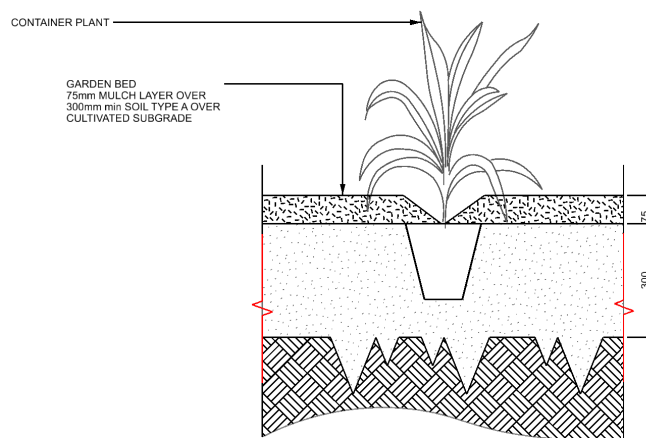
8.3 Planting





ALL PLANTING TO BE STAGGERED FORMATION
EQUAL DISTANCE UNLESS OTHERWISE SHOWN

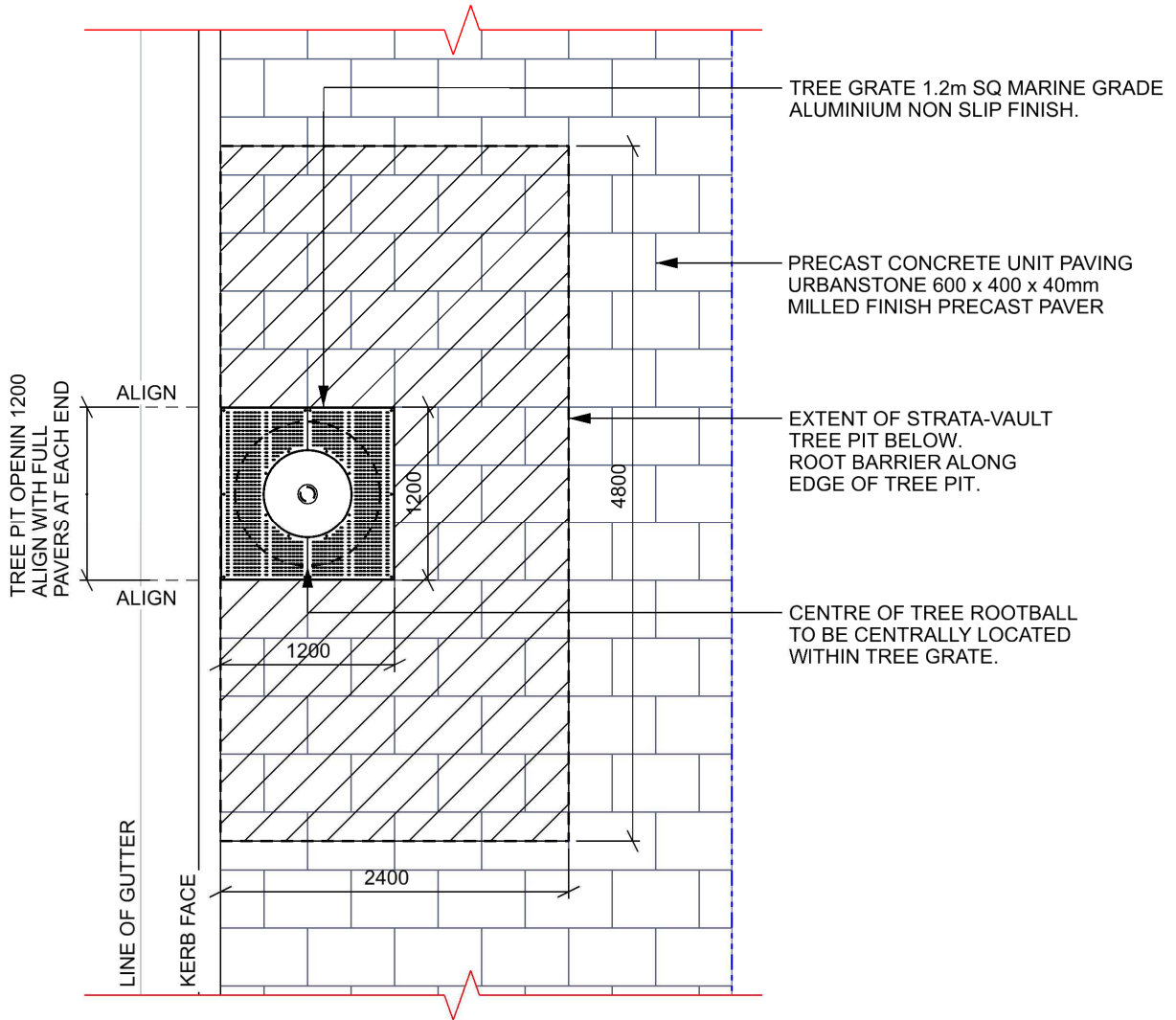
GENERAL ARRANGEMENT PLANS - 1:50



SECTION - 1:20

GARDEN BED GENERAL ARRANGEMENT
TYPICAL

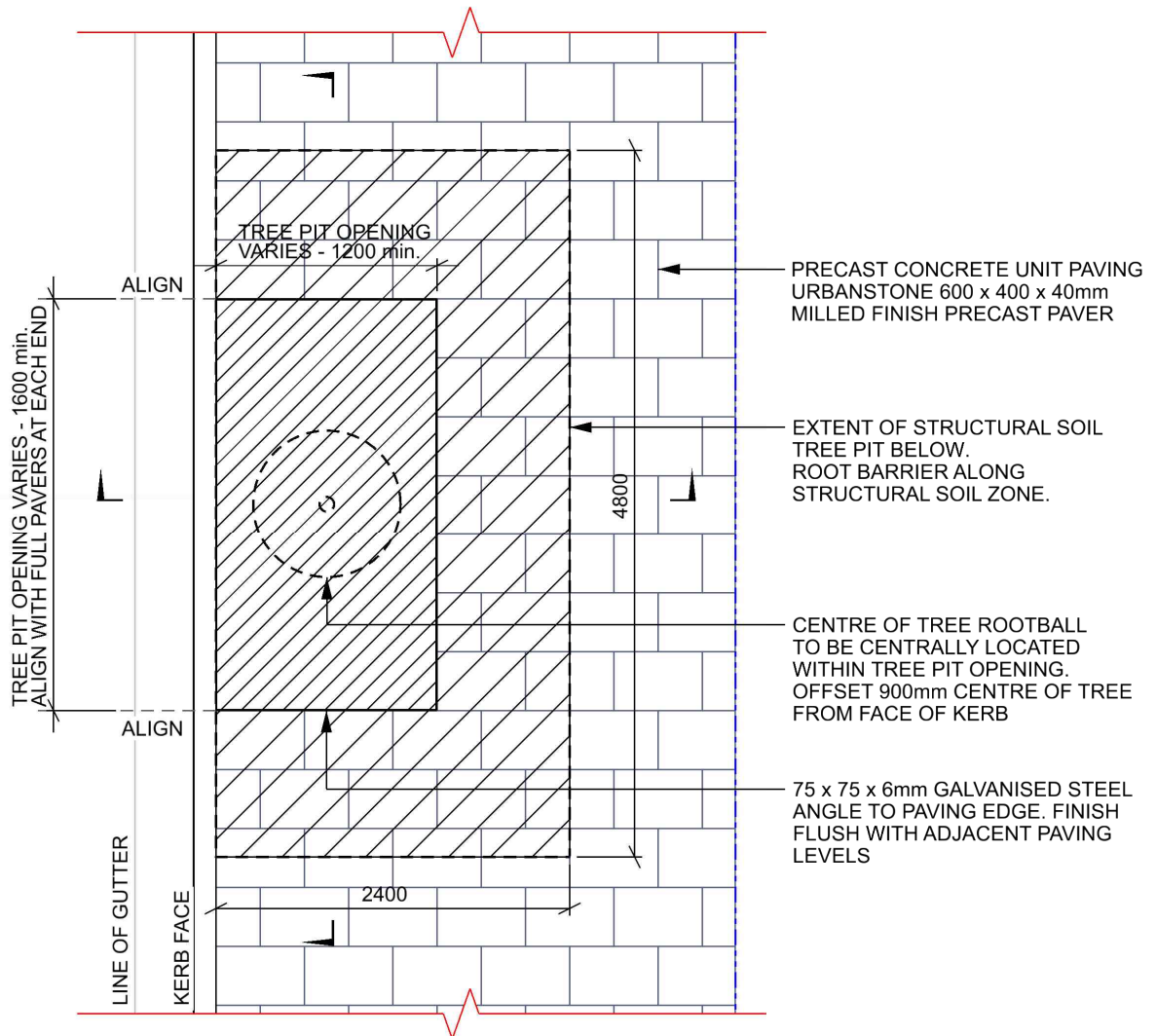
Rev: 02
Date: 05/10/2023 Dwg No. 3.01



TREE PIT - GRATE

TYPICAL PLAN - 1:50

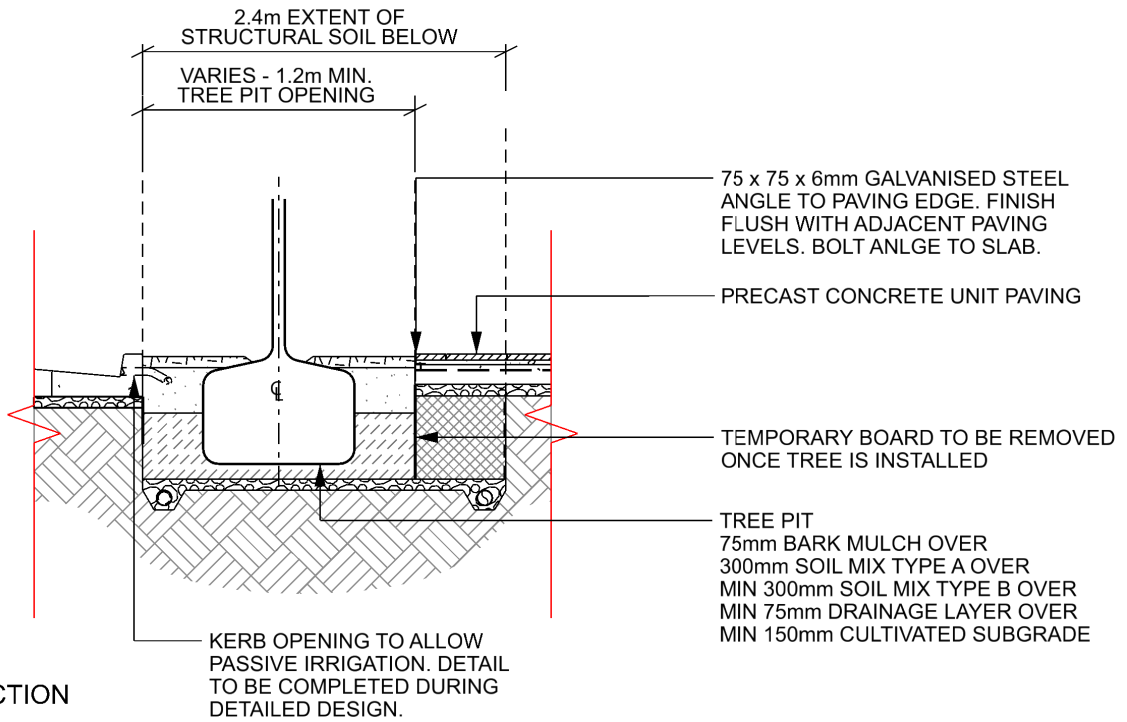
Rev: 01
 Date: 03/08/2023 Dwg No. 3.02



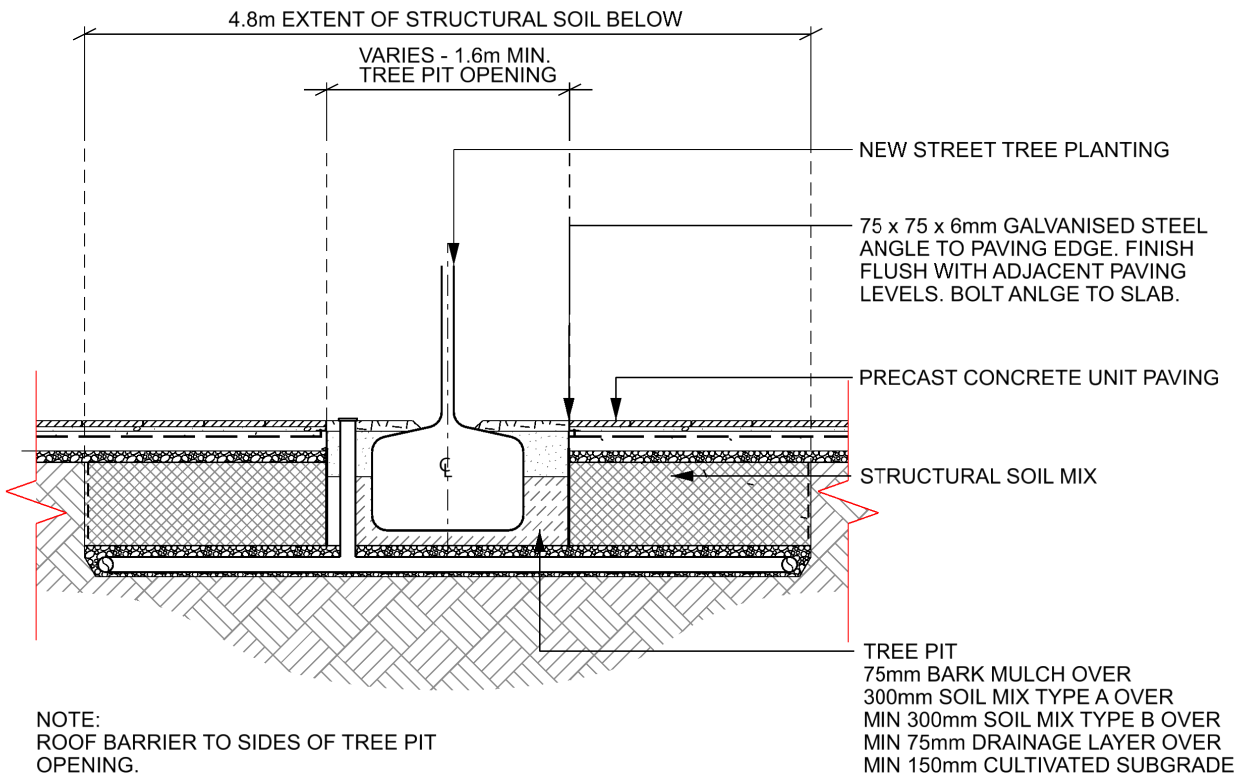
TREE PIT - PLANTED GARDEN BED

TYPICAL PLAN - 1:50

Rev: 01
 Date: 03/08/2023 Dwg No. 3.03



TYPICAL SECTION



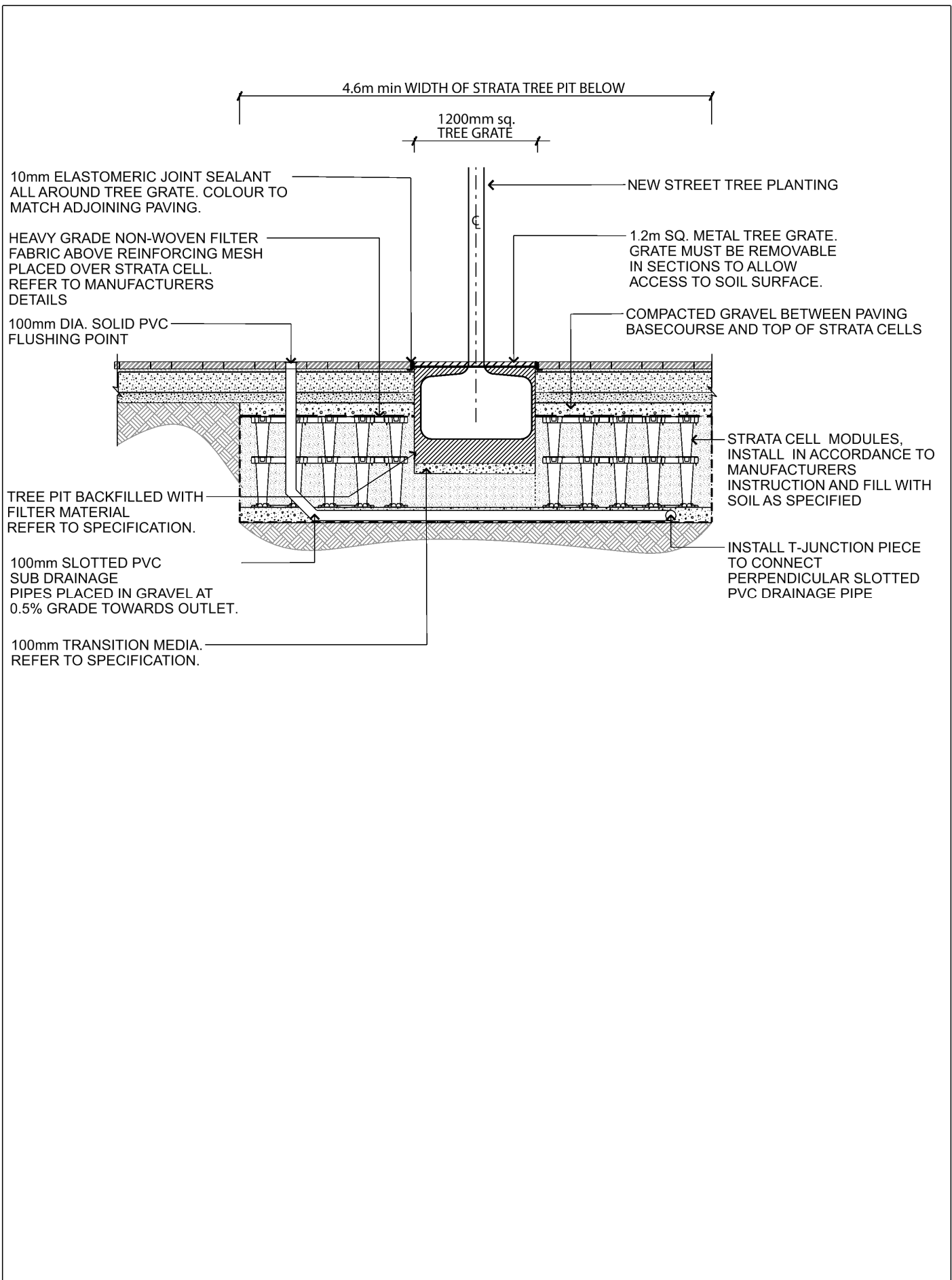
TYPICAL LONG SECTION

TREE PIT WITH STRUCTURAL SOIL

TYPICAL SECTIONS - 1:50

PLANTING

Rev: 01
Date: 03/08/2023 Dwg No. 3.04

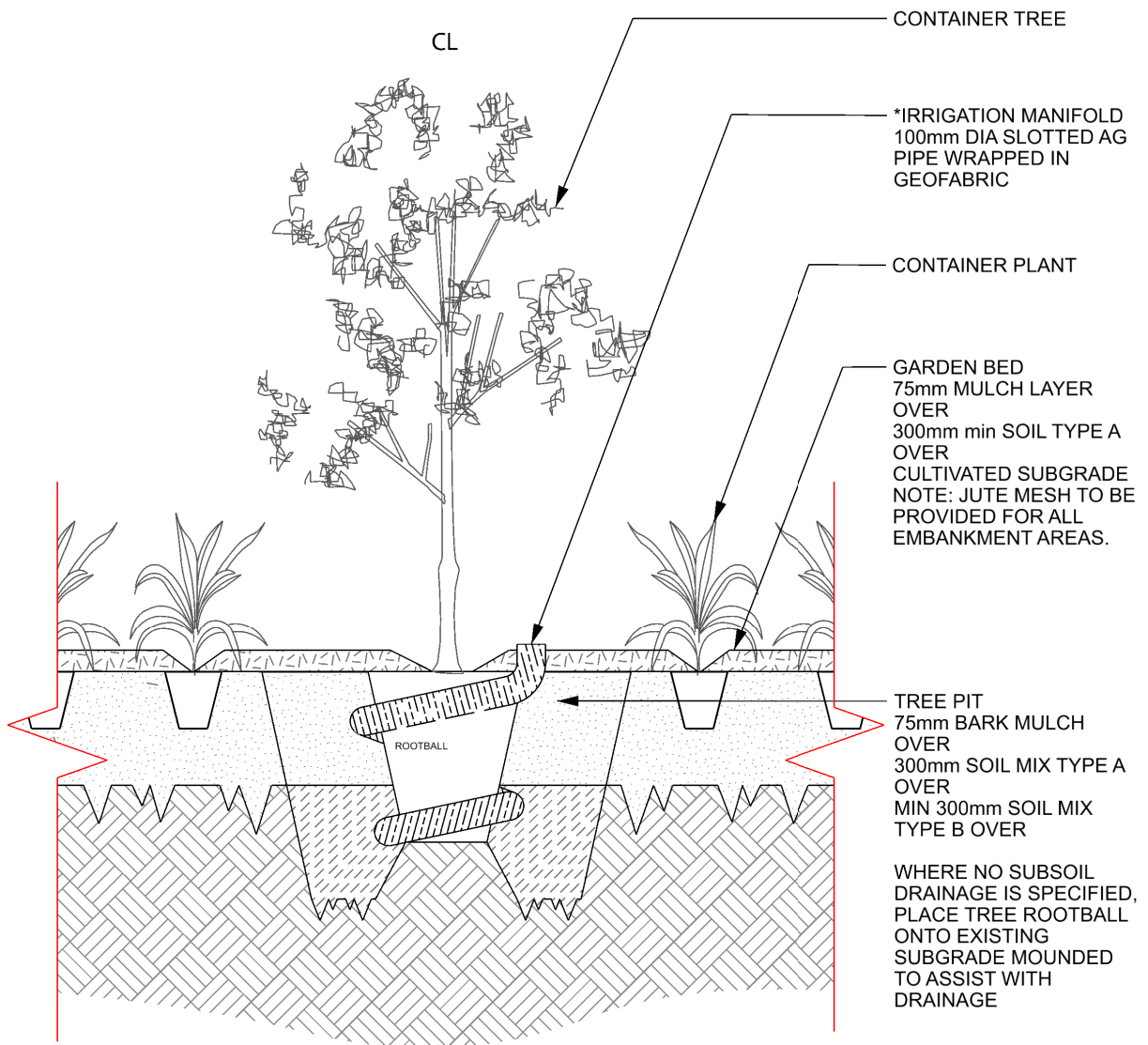


TREE PIT WITH STRATAVAULT

TYPICAL SECTION - 1:50

PLANTING

Rev: 01
Date: 27/10/2023 Dwg No. 3.05



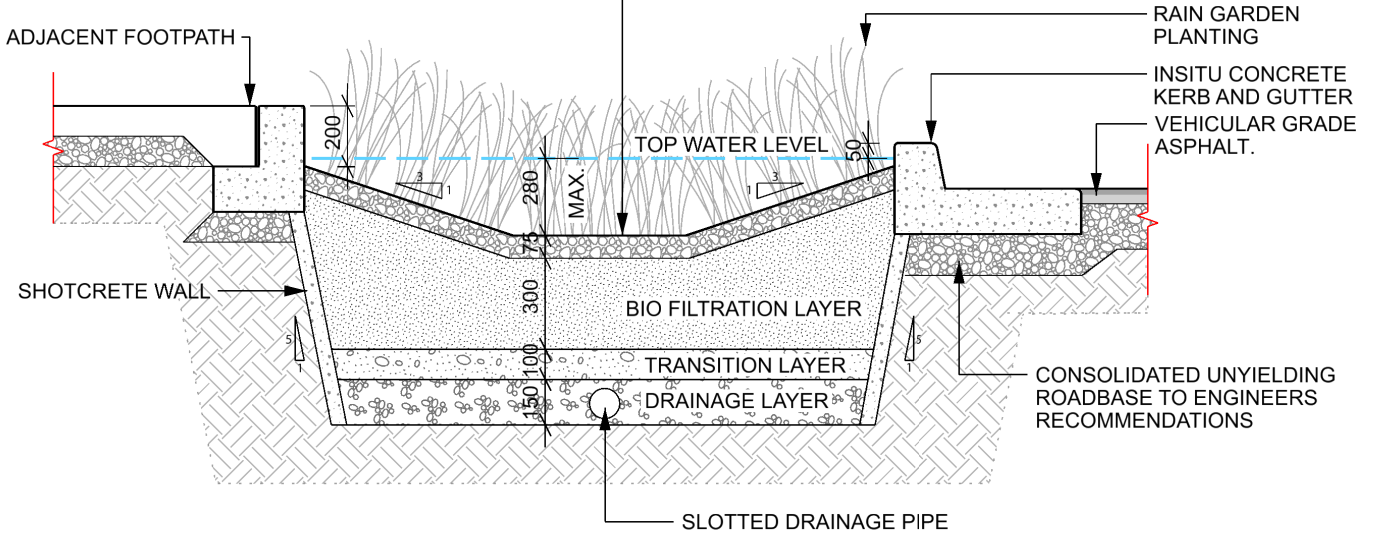
* NOTE: WHERE SITE CONDITIONS ALLOW
 REPLACE IRRIGATION MANIFOLD WITH
 CITYGREEN SNORKIL ROOTRAIN URBAN

TREE IN LANDSCAPE AREAS

TYPICAL SECTION - 1:25

Rev: 01
 Date: 03/08/2023 Dwg No. 3.06

75mm THICK 25-75mm HARD DURABLE WASHED SANDSTONE SPALLS AS SUPPLIED BY BENEDICT OR APPROVED EQUIVALENT TO ALL VEGETATED SWALES AND RAIN GARDENS. PROVIDE DELIVERY RECEIPTS/CERTIFICATION UPON REQUEST



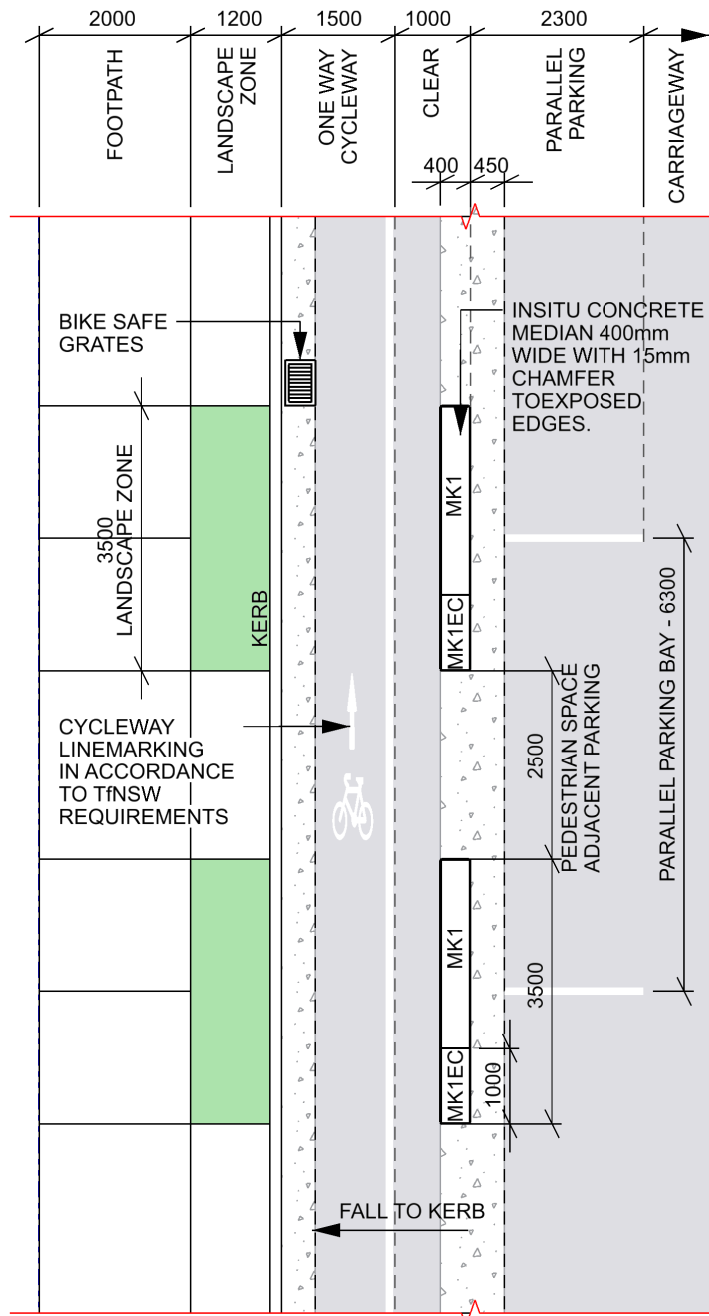
RAIN GARDEN

TYPICAL SECTION - 1:25

Rev: 02
Date: 27/10/2023 Dwg No. 3.07

8.4 Cycleways and Sharepaths





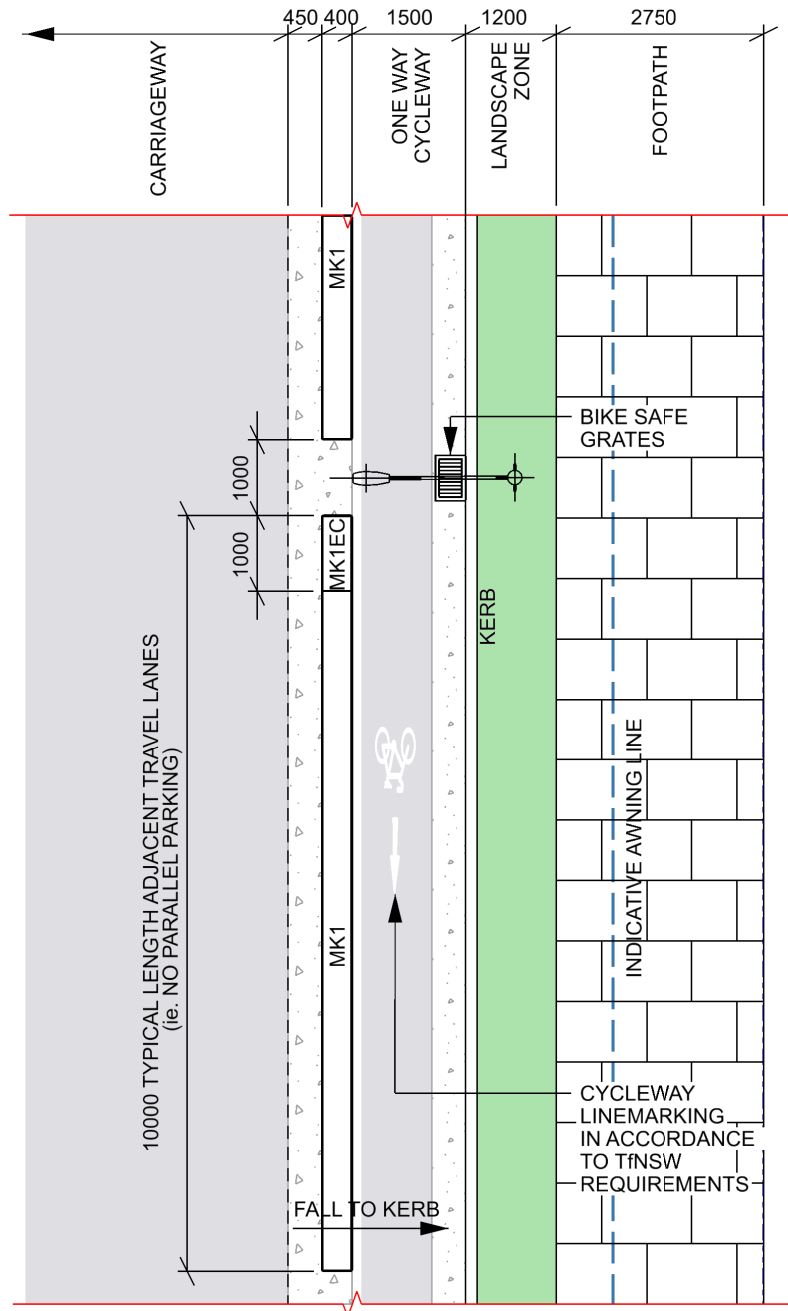
- MK1 MEDIAN KERB
- MK1EC MEDIAN END KERB WITH 400mm END CHAMFER
- MK1BN MEDIAN END KERB WITH BULLNOSE AT START AND END OF CYCLEWAY. i.e. INTERSECTIONS

NOTE: FOR KERB SEPARATOR MEDIANS KERB ALIGNMENT AND UTILITY PIT COVERS. WHERE THE KERB SEPARATOR MEDIAN ALIGNMENT PASSES OVER PITS, THE KERB IS TO HAVE AN OPENING TO EITHER SIDE OF THE PIT LID COVER TO ENSURE THAT THE PIT COVERS OPEN LATERALLY.

CYCLEWAY-ONE WAY WITH PARALLEL PARKING

TYPICAL PLAN - 1:100

Rev: 02
Date: 20/10/2023 Dwg No. 4.01



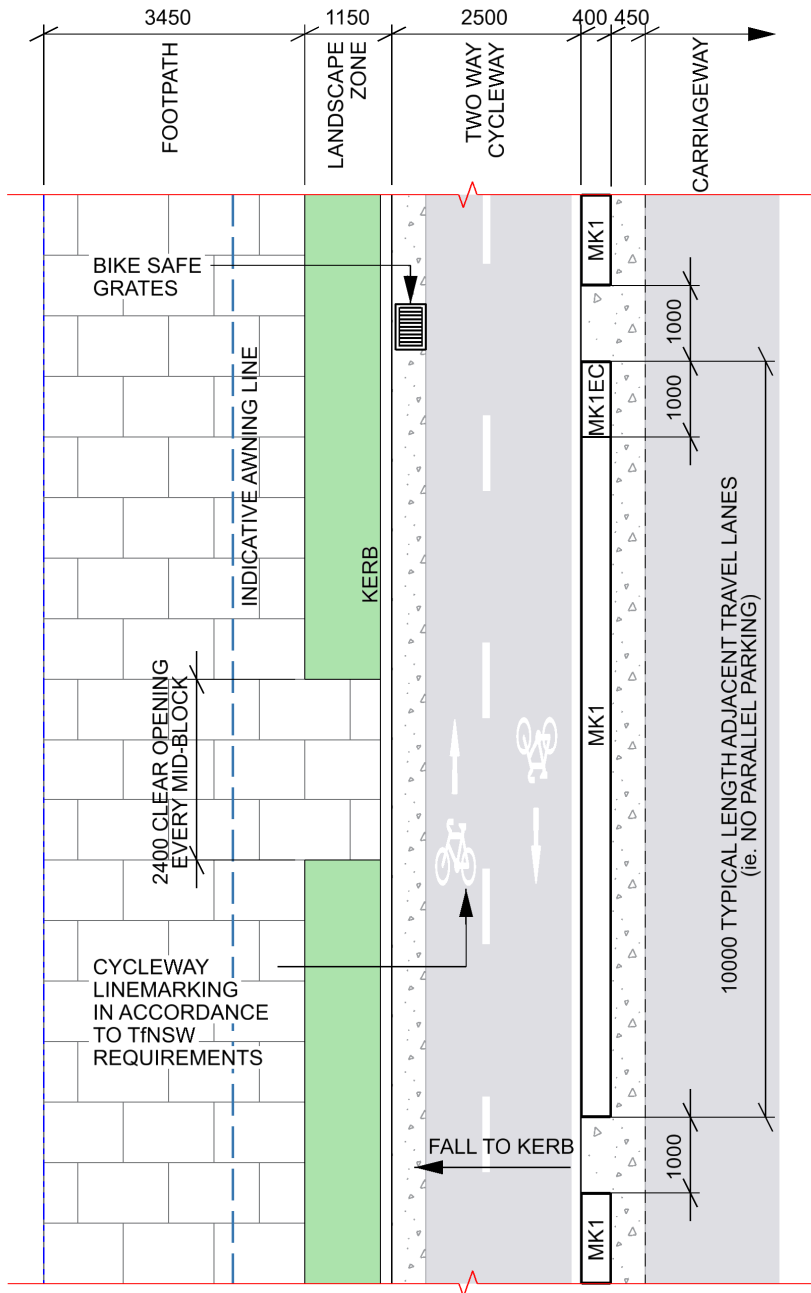
- MK1 MEDIAN KERB
- MK1EC MEDIAN END KERB WITH 400mm END CHAMFER
- MK1BN MEDIAN END KERB WITH BULLNOSE AT START AND END OF CYCLEWAY. i.e. INTERSECTIONS

NOTE: FOR KERB SEPARATOR MEDIANS KERB ALIGNMENT AND UTILITY PIT COVERS. WHERE THE KERB SEPARATOR MEDIAN ALIGNMENT PASSES OVER PITS, THE KERB IS TO HAVE A OPENING TO EITHER SIDE OF THE PIT LID COVER TO ENSURE THAT THE PIT COVERS OPEN LATERALLY.

CYCLEWAY-ONE WAY WITH NO PARALLEL PARKING

TYPICAL PLAN - 1:100

Rev: 02
Date: 20/10/2023 Dwg No. 4.02



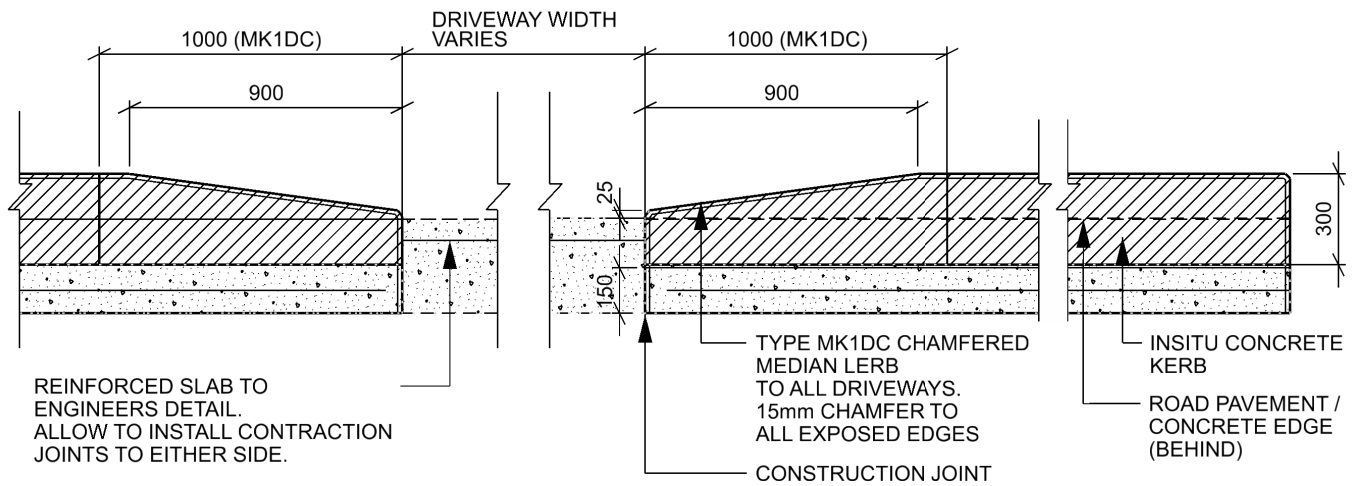
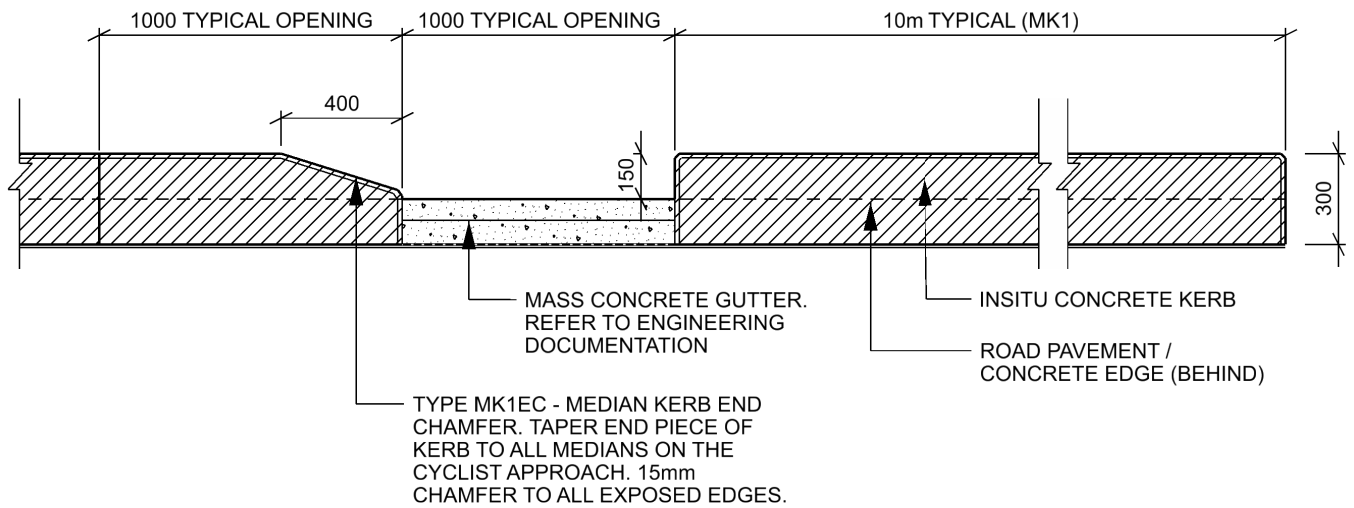
- MK1 MEDIAN KERB
- MK1EC MEDIAN END KERB WITH 400mm END CHAMFER
- MK1BN MEDIAN END KERB WITH BULLNOSE AT START AND END OF CYCLEWAY. i.e. INTERSECTIONS

NOTE: FOR KERB SEPARATOR MEDIANS KERB ALIGNMENT AND UTILITY PIT COVERS. WHERE THE KERB SEPARATOR MEDIAN ALIGNMENT PASSES OVER PITS, THE KERB IS TO HAVE A OPENING TO EITHER SIDE OF THE PIT LID COVER TO ENSURE THAT THE PIT COVERS OPEN LATERALLY.

CYCLEWAY-TWO WAY WITH NO PARALLEL PARKING

TYPICAL PLAN - 1:100

Rev: 02
Date: 20/10/2023 Dwg No. 4.03



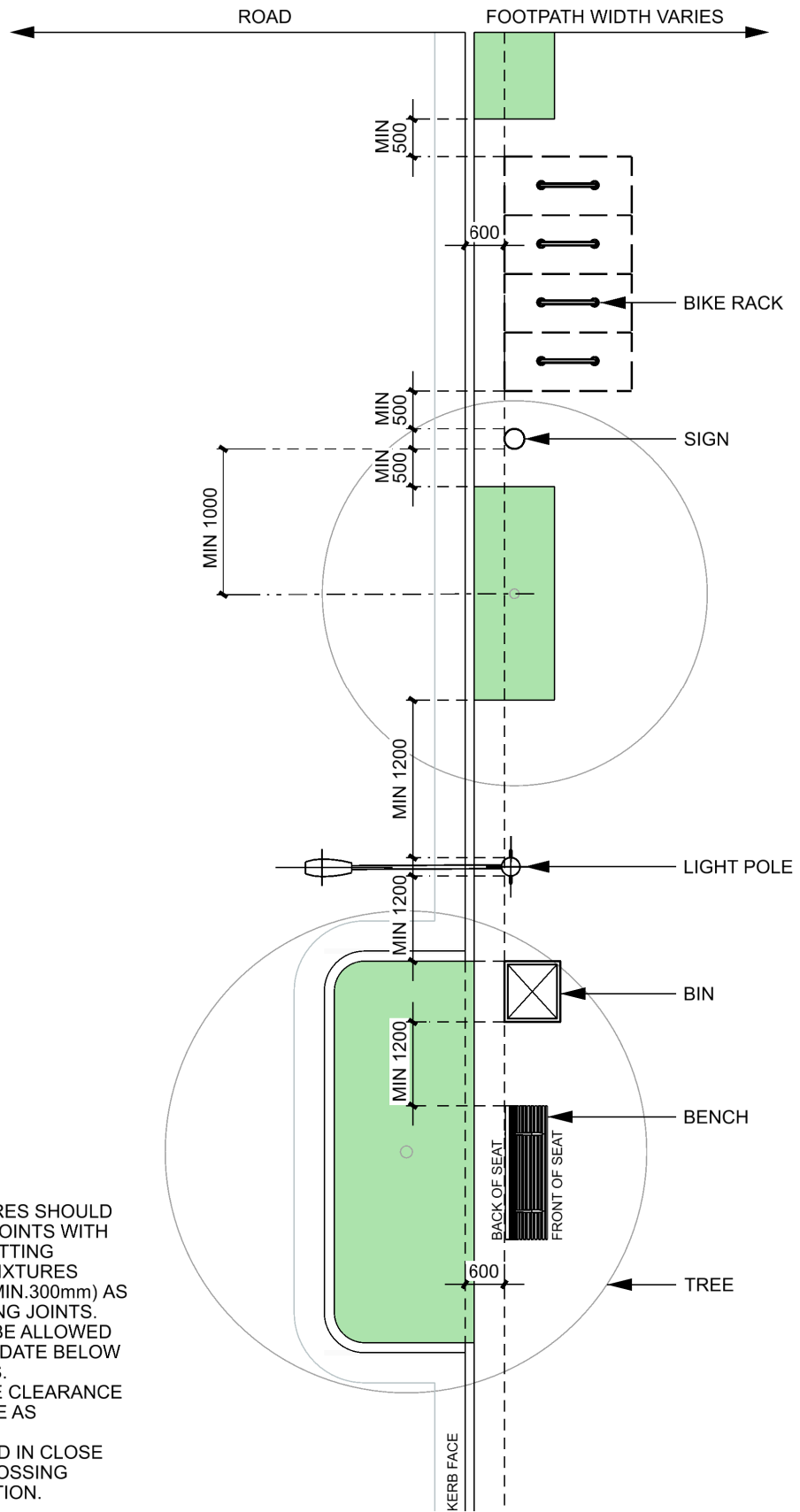
CYCLEWAY MEDIAN KERBS

TYPICAL SECTION - 1:25

Rev: 01
Date: 03/08/2023 Dwg No. 4.04

8.5 Furniture



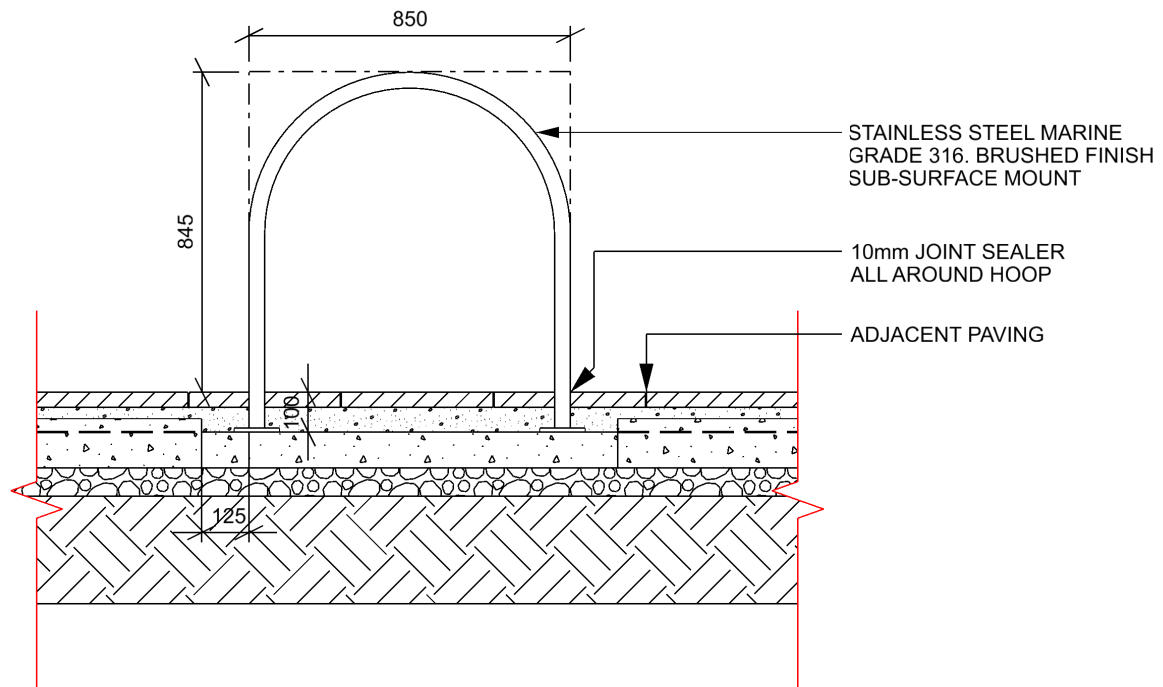
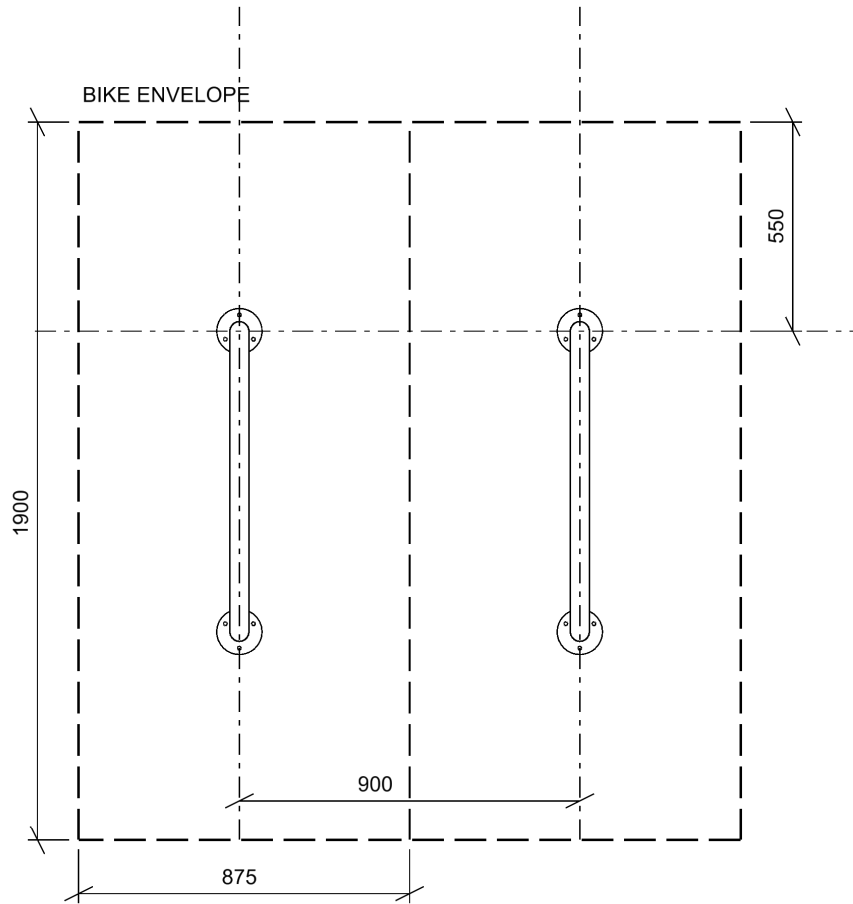


NOTE:
 1. WHEREVER POSSIBLE FIXTURES SHOULD BE LOCATED TO ALIGN FIXING POINTS WITH PAVING JOINTS TO MINIMISE CUTTING THROUGH PAVING UNITS. SET FIXTURES FURTHER APART (CLEARANCE MIN.300mm) AS REQUIRED TO ALIGN WITH PAVING JOINTS.
 2. SUFFICIENT SPACE SHOULD BE ALLOWED BETWEEN FIXTURES ACCOMMODATE BELOW GROUND FOOTING AND FIXINGS.
 3. ALLOW FOR MORE ADEQUATE CLEARANCE IN RELATION TO FIXTURE USAGE AS REQUIRED.
 4. FIXTURES SHOULD BE LIMITED IN CLOSE PROXIMITY TO PEDESTRIAN CROSSING POINTS TO MINIMISE OBSTRUCTION.

STREET FURNITURE PLACEMENT

TYPICAL PLAN - 1:100

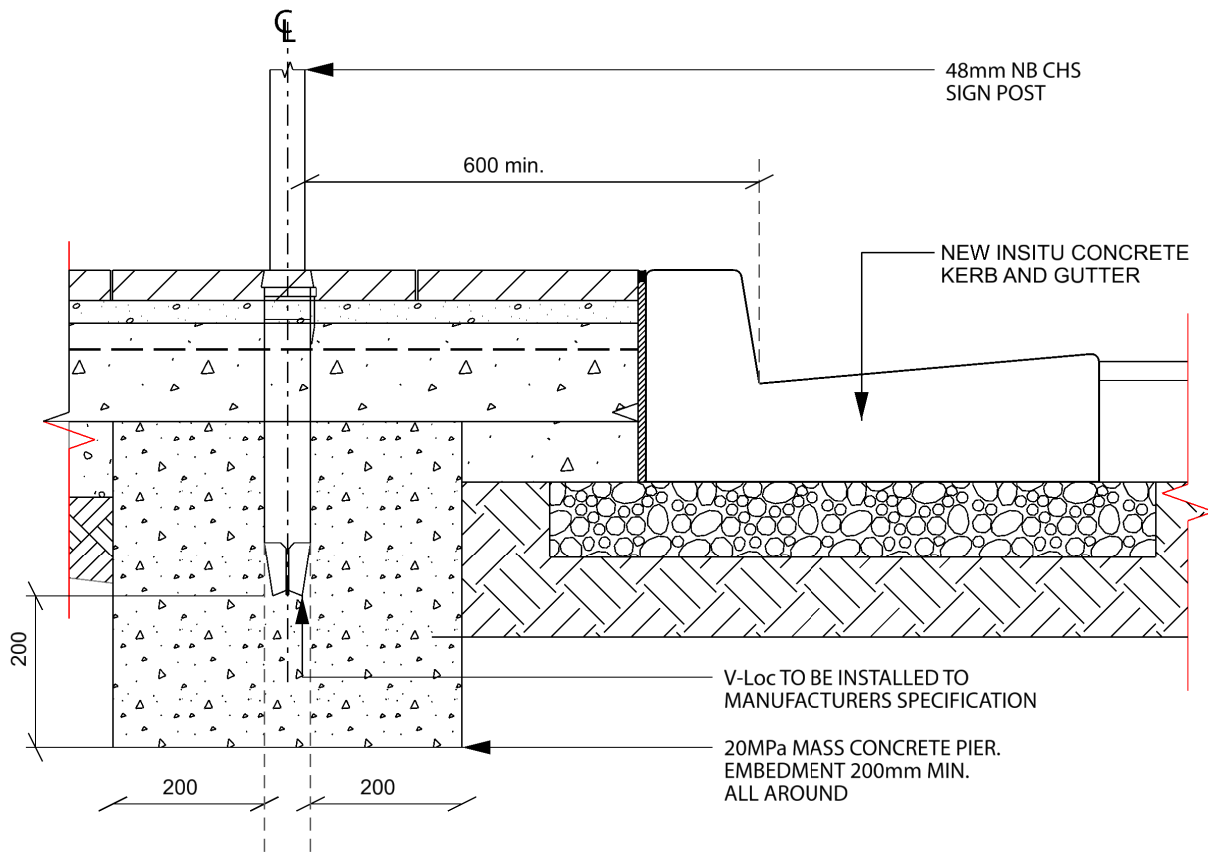
Rev: 02
 Date: 04/10/2023 Dwg No. 5.01



BIKE RACK

PLAN / SECTION - 1:20

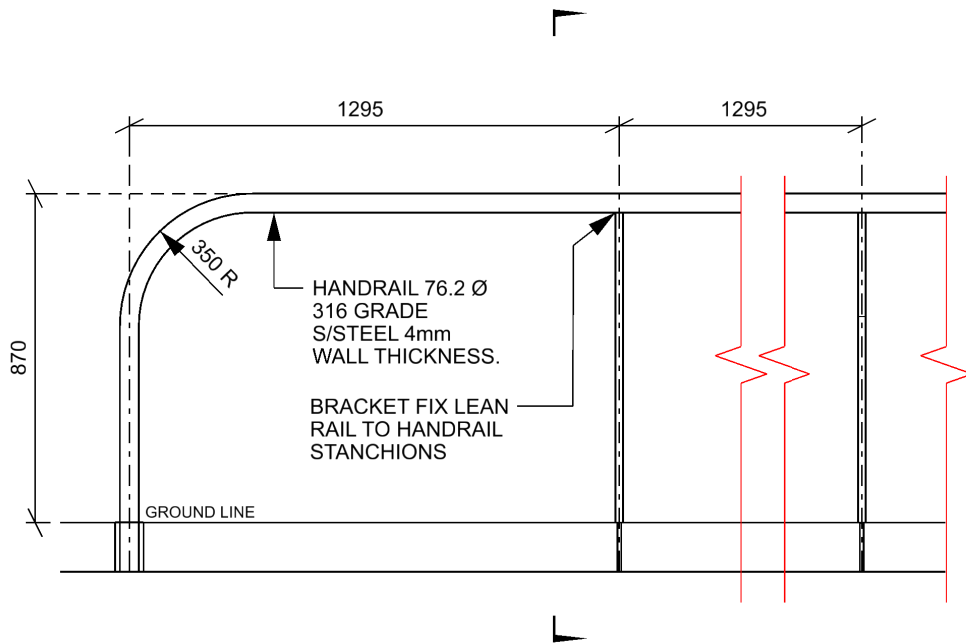
Rev: 01
Date: 03/08/2023 Dwg No. 5.02



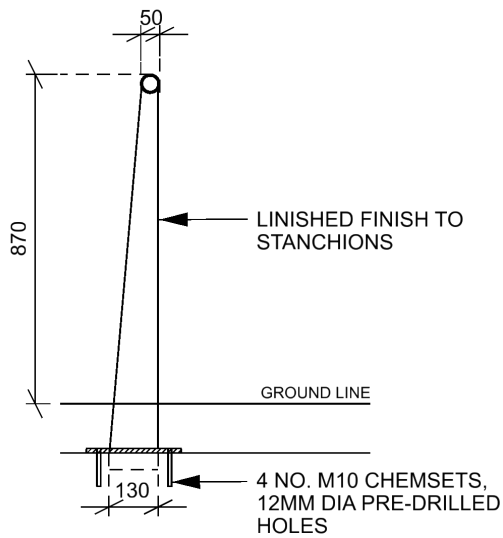
SIGN POST

SECTION - 1:10

Rev: 02
Date: 05/10/2023 Dwg No. 5.03



ELEVATION



SECTION

SAFETY RAIL TO BUS STOP

SECTION / ELEVATION - 1:20

Rev: 02
Date: 05/10/2023 Dwg No. 5.04

8.6 Furniture Schedule

Item	Manufacturer	Product Name / Product Code	Dimension (mm)	Material/Finish/Colour
Bench Seat - Standard	Street Furniture	Linea Seat (LIS10) with arms	540W x790H x1800L 540W x790H x2100L	Frame: Stainless 304 powder coated, colour TBC Batten: Aluminium woodgrain, colour TBC
Bench Seat - Cube	Street Furniture	Linea Cube	445W x445L x435H	Frame: Stainless 304 powder coated, colour TBC Batten: Aluminium woodgrain, colour TBC
Bin	Street Furniture	Frame Bin Enclosure, 120L	640W x640L x1200H	Frame: Aluminum powder coated Panel/Batten: TBC
Bike Rack	Street Furniture	Semi Hoop (BST03)	120W x845L x850H	Stainless 304 No.4 finish (brushed)
Bike Repair Station	All4cycling	Deluxe Bicycle Repair Stand	216W x530L x1400H	Finish options: Powder coat (RAL, colour TBC), or Stainless steel
Drinking Fountain	Street Furniture	Arqua Fountain (DF4)	450W x770L x1125H	Stainless 316 bright polished
Bollard	LEDA Security	Architectural range Slimline 150NB Locking & Removable	150D x 900H	Stainless Steel Linished or electro-polished
Lighting - Parramatta Road	Multipole Smart City Solutions	Parramatta Road Series	up to 12000H	Transition Material: Stainless Steel or spun aluminium Finish Options: Anodised or powder coated Material: Steel and Marine Grade Structural Aluminium
Lighting - Secondary Road, Collect Road, Local Road	Multipole Smart City Solutions	300 Series Mini	7000-9000H	Transition Material: Aluminium Finish Options: Anodised or powder coated Material: Steel and Marine Grade Structural Aluminium
Lighting - Laneway	Multipole Smart City Solutions	300 Series Mini	3500-5000H	Same as above
Tree Grate	Street Furniture	Silva grate Square (GR2)	1210L x 1210W	Grate frame: Stainless 304 angle frame Finish: Powder coated, colour TBC



Bench Seat



Bench Seat - Cube



Bin



Bike Rack



Bike Repair Station



Drinking Fountain



Bollard



Lighting
- Parramatta
Road



Lighting
- Secondary
Road, Collect
Road, Local Road



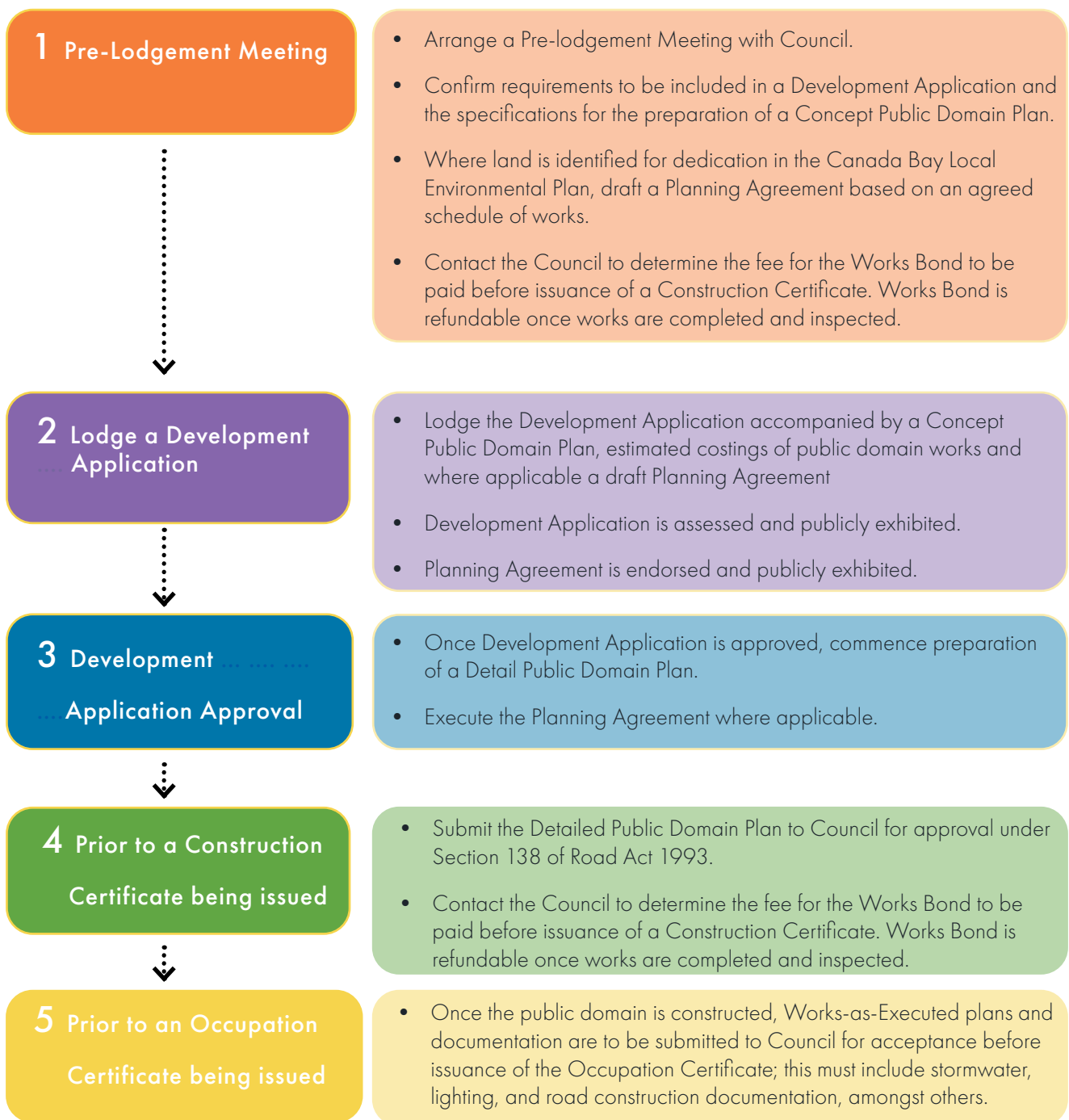
Lighting
- Laneway



Tree Grate

9 Implementation: Approval and Documentation Process

9.1 Approval Process



9.2 Standard Conditions of Consent

9.2.1 Before the Issue of a Construction Certificate

Public Domain - Plan

A detailed public domain plan and supporting documentation must be submitted to and approved by Council. It must show the site's frontage extending a minimum of 5m past the boundary and to the middle of the road. This Plan must document all works required to ensure that the public domain complies with the PRCUTS Public Domain Plan, Including:

- **Finished levels** – The public domain levels and gradients for the building and site frontage to the street. The levels, gradients and crossfall override those identified in this consent. This plan must be based on an accurate survey, to scale and fully coordinated across all disciplines and submissions.
- **Accessibility** - Any requirements to comply with Disability Discrimination Act at the entrance to a building or publicly accessible space must be resolved inside the site boundary.
- **Design Detail** - The plan must consider road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage, and other public domain street furniture.
- **Lighting** - A concept public domain lighting upgrade plan for pedestrian and street lighting in the public domain prepared in accordance with the AS/NZS 1158 and include:
 - Pole footing locations and structural details, location and details of underground electrical reticulation including connections and conduits, pit cabling and certifications.
 - Lighting standards compliance of AS1158.3.1:2020 Category PR2 is to be achieved.
 - Upgrade existing Ausgrid street lighting using current network standard LED luminaires.
 - Lighting designs certified by a suitably qualified practicing lighting engineer.
- **Hold Points** – Hold points for civil, drainage and subsurface works.
- **Services** – Service identification and relocation to be undertaken in accordance to utility corridor allocations

The scale and sheet size must be the same across each discipline and any potential conflict resolved at the design stage.

Public Domain - Works Bond

A Public Domain Works Bond will be required as security for the public domain works and for repairing the damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Canada Bay's adopted fees and charges.

The Public Domain Works Bond must be submitted as cash, an unconditional bank guarantee or an insurance bond per the Council's Performance Bond Policy in favour of the City as security for completing the obligations under this consent (Guarantee).

The City of Canada Bay must be contacted to determine the guarantee amount before lodgement. The guarantee must be lodged with the City before the Public Domain Plan is approved.

The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Canada Bay standards and approval and the required certifications, warranties and works as-executed documentation are submitted and approved by the City in writing.

On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.

9.2.2 Before the Issue of an Occupation Certificate

Public Domain - Completion and Defects Liability Period

Works-as-executed (As-Built)

Works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Canada Bay for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction.

Certification

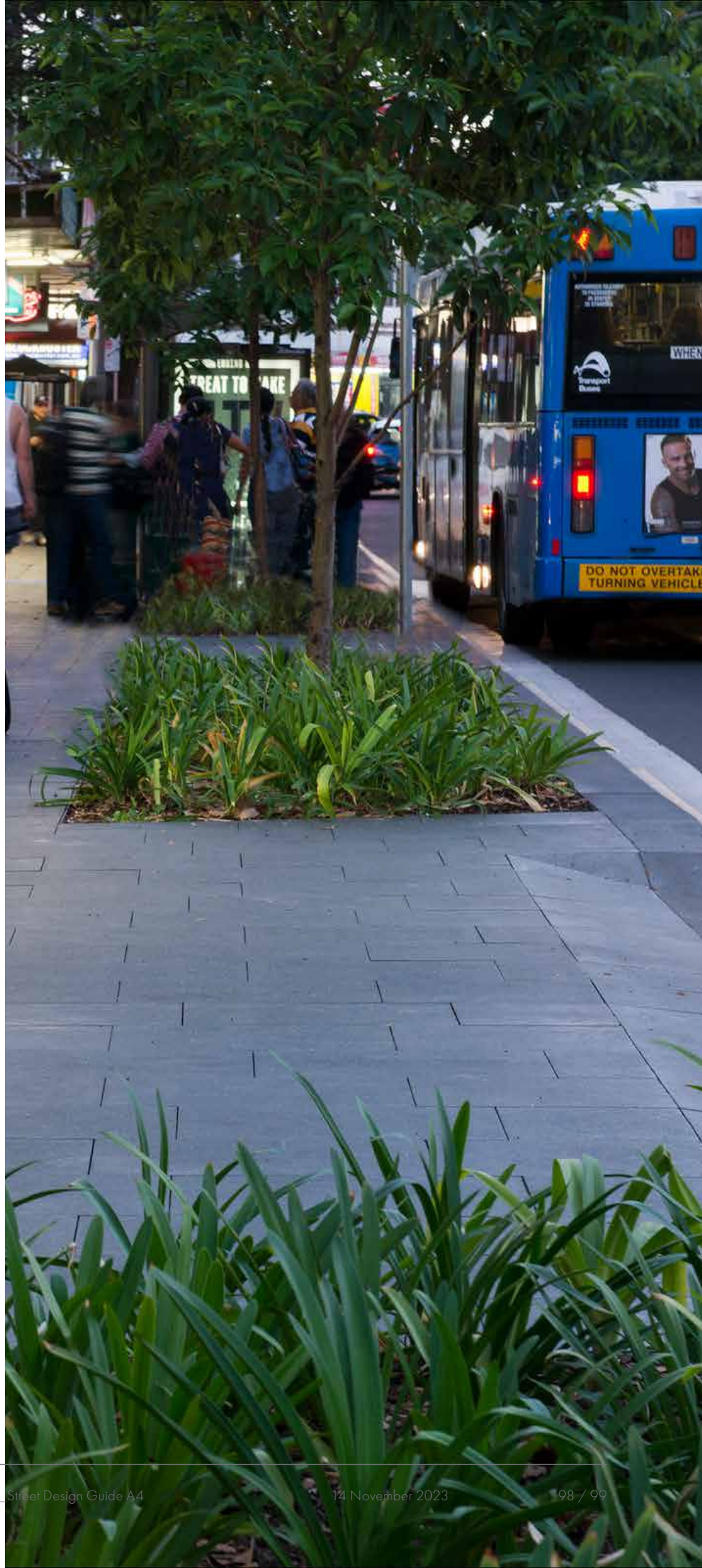
These works must be certified by a suitably qualified, independent professional.

Inspection

The public domain work must be inspected and a Certificate of Practical Completion must be issued by Council.

Liability

All works to the City's public domain, including rectification of identified defects, are subject to a 12 month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.



Contact Tract

Sydney

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