



## PUBLIC DOMAIN PLAN DOCUMENTATION REQUIREMENTS

### Pre-Development Assessment

<b>Format</b>	<i>Submissions must be made electronically in pdf format. Plans must be based on Australian Height datum (AHD) GDA2020, and Map Grid of Australia (MGA) orientation, zone 56.</i>	
<b>Required</b>	<p>A plan that is drawn to a minimum scale of 1:1000/1:500/1:200 depending on project size.</p> <p><u>This plan must have / demonstrate:</u></p> <ul style="list-style-type: none"> <li>• A true north point.</li> <li>• A scale bar that is directly related to the scale of the drawing.</li> <li>• Drawing title block with consultants stated, a drawing title, revision numbers correctly numbered and dated. The drawing may be submitted as part of the landscape or architectural drawing set.</li> <li>• Understanding of topography including contours with height datum</li> <li>• Evidence that a survey has been used, clear dimensions used on all site boundaries.</li> <li>• Building envelope outlines with entry points clearly marked.</li> <li>• Basement outlines shown dashed.</li> <li>• Pedestrian entries to development and paths leading from street pavement.</li> <li>• Vehicular entries to be documented.</li> <li>• Proposed levels at entries level 1m to either side of the building outline and the equivalent.</li> <li>• Indicative levels of start and end of paths, ramps, open space areas</li> <li>• Existing trees to be retained and removed. If there is no survey that locates trees, then an indicative tree location may be obtained from an aerial photograph.</li> <li>• Proposed pedestrian way finding throughout the open external spaces within the development site boundaries including cross site links.</li> </ul>	<p><b>Prepared by</b></p> <p><i>Qualified Landscape Architect + Architect or Urban Designer</i></p>
<b>Desirable</b>	<ul style="list-style-type: none"> <li>• 2 cross sections, 1 in either direction cutting through the middle of the site.</li> <li>• Cross sections at a scale of 1:25 through all public entries</li> <li>• Services locations such as OSD tanks and mailboxes, substations and fire booster valve facilities.</li> <li>• Proposed communal / public facilities drawn on plans to scale.</li> </ul>	<p><i>Qualified Landscape Architect+ Architect or Urban Designer</i></p> <p><i>Demonstrate an understanding of services required to support the development</i></p>



## PUBLIC DOMAIN PLAN DOCUMENTATION REQUIREMENTS

### Development Assessment

<b>Format</b>	<i>Submissions must be made electronically in pdf format. Plans must be based on Australian Height datum (AHD) GDA2020, and Map Grid of Australia (MGA) orientation, zone 56.</i>	
<b>Required</b>	<p>The Public Domain Plan must be based on an accurate survey undertaken by a registered surveyor within two years prior to the submission of the development application. The survey is to depict the site boundary and is to be extended to the centre line of any adjacent road and extend to 10m on all other sides of the property.</p> <p>All information pertaining to removal and retention of existing trees must be based on a current arborist report. The arborist report must be completed prior to the preparation and submission of the Public Domain Plan and must be the same report that is submitted as part of the Development Assessment submission.</p> <p>The application must comply with all regulatory controls and policies that apply to the subject site to be approved.</p>	<p><b>Prepared by</b></p> <p><i>Qualified Landscape Architect+ Architect or Urban Designer</i></p> <p><i>Coordinated with Qualified civil engineer</i></p> <p><i>The arborist report is to be prepared by a minimum Australian Qualification Framework Level 5 Arborist.</i></p>
<b>Regulatory controls</b>	<ul style="list-style-type: none"> <li>• Disability Discrimination Act 1992</li> <li>• Disability (Access to Premises – Buildings) Standards 2010</li> <li>• Roads Act 1993, section 138</li> <li>• Local Government Act 1993 no 30 Section 68</li> <li>• Environmental Planning and Assessment Act 1979 No 203</li> <li>• Environmental Planning and Assessment Regulation 2021, section 24, approved form.</li> <li>• <a href="#">State Environmental Planning Policy (Biodiversity and Conservation) 2021</a></li> <li>• National Construction Code.</li> <li>• Australian Standards</li> <li>• <a href="#">The Hills Local Environmental Plan</a></li> <li>• The Hills Shire Council Development Control Plan</li> </ul>	
<b>Key Council Policies and guidelines</b>	<ul style="list-style-type: none"> <li>• The Hills Shire Council Public Domain Strategy</li> <li>• Any Public Domain Plan that addresses the site whether it be a stand alone public domain plan or public domain requirements as part of The Hills Shire Council (THSC) Development Control Plan</li> </ul>	



Levels		Prepared by
	<ul style="list-style-type: none"> <li>• Development entry and ground floor levels are to be set to achieve the minimum cross falls from the building entry to the public pavement.</li> <li>• Localised adjustment of longitudinal grades to suit building/ development entries is prohibited where there is a zero lot setback to the site boundary. An exceptional circumstance may be considered where the natural street grade in an established centre immediately adjacent the site boundary is more than 8%.</li> <li>• Zero lot development must provide indicative ground floor plans and proposed uses.</li> <li>• Developments that have multiple entry ways addressing the street frontage must provide longitudinal sections for each street frontage with entryways clearly documented. Plans and sections are to clearly document levels of the pavement and the threshold of each entry way 1m to either side of the building threshold.</li> </ul>	<p><i>Qualified Landscape Architect co-ordinated with qualified Civil Engineer</i></p>
Landscape		Prepared by
	<ul style="list-style-type: none"> <li>• All public domain works that are to occur within the street verge as a result of development must be documented in the public domain plan and fully coordinated with all architectural and landscape plan drawings sets prior to Design Advisory Panel meetings and Development Assessment submission. Verge treatments are to be in accordance with verge treatment details within any Public Domain Plan.</li> <li>• All trees that are to be retained and removed are to be shown including street trees adjacent the development with their tree protection zones clearly indicated. This must be verified by a recent Arborist report prepared and signed off by a suitably qualified Arborist* including all trees in the area specified to be surveyed. The arborist report is to be finalised prior to the production of the Public Domain Plan for DA submission and/ or Design Advisory Panel meetings.</li> <li>• All new trees are to be clearly documented and specified including street trees.</li> <li>• Street trees are to be in accordance with any Public Domain Plan. When there is no Public Domain Plan, street trees are to be in accordance with Council's Street Tree Masterplan.</li> <li>• A street elevation for all street frontages illustrating the tree placement and the relationship with driveways pedestrian and or and cross site links at a scale no less than 1:200 A1 is to be provided.</li> <li>• All landscaped areas are to be illustrated and notated. Areas that are coloured must have a notation defining the material coverage. All</li> </ul>	<p><i>Qualified Landscape Architect</i></p> <p><i>All Arborist reports are to be prepared by a *minimum Australian Qualification Framework Level 5 Arborist.</i></p>

	<p>materials must be specified prior to the DA submission.</p> <ul style="list-style-type: none"> <li>• Species of planting proposed must be clearly indicated and specified in a plant schedule including botanical name, common name, pot sizes and quantities. All trees are to be of minimum pot size of 75L, shrubs to be 200mm and groundcovers 150mm.</li> <li>• Any ramping associated with the development is to be indicated with grades and any associated walls and balustrades indicated.</li> </ul>	
<b>The Public Domain adjacent the development boundary</b>		<b>Prepared by</b>
	<ul style="list-style-type: none"> <li>• The footpath is to be clearly drawn and no services are to occur within the footpath zone where the path of travel is impeded. This includes signage and services provision.</li> <li>• The footpath must be provided in accordance with the area public domain plan or Council's standard details for the type of centre in which the subject site is located.</li> <li>• Facilities servicing a development must not encroach onto the public domain beyond the development site boundary.</li> <li>• The provision of street furniture must be clearly located, described/specified and dimensioned.</li> <li>• All landscaping provision including the provision of street trees to be removed, retained and proposed is to be clearly documented and tree species are to be notated. This must be undertaken in accordance with the recommendations provided in the Arborist report.</li> <li>• Tree pits where provided are to be documented with correct dimensions.</li> <li>• Retaining walls and or planting box structures are to be documented with top of wall levels provided.</li> </ul>	<p><i>Qualified Landscape Architect co-ordinated with qualified Civil Engineer</i></p> <p><i>All Arborist reports are to be prepared by a minimum Australian Qualification Framework Level 5 Arborist.</i></p>
<b>Public Domain works in the roadway (note subject to Roads Act)</b>		<b>Prepared by</b>
	<ul style="list-style-type: none"> <li>• Cross sections at a scale of A1 1:50 illustrating the public domain interface at all vehicular entries onto the site this must include the road pavement for 2m perpendicular to the kerb.</li> <li>• Indicative new road alignments coordinated with public domain alignment drawings.</li> <li>• Provision of traffic features, kerb blisters, landscaping provision in blisters, pedestrian crossings refuge islands where provided.</li> <li>• All new and existing services including pits are to be documented.</li> <li>• All services locations are to be as per Guide to Codes and Practices for Streets Opening, 2018 Edition.</li> <li>• All public domain plans are to be coordinated with engineering plans.</li> </ul>	<p><i>Qualified Civil Engineer</i></p>