



Part E – General Controls – Design Controls

Chapter E9: Hoardings and Cranes

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1 INTRODUCTION

1. This policy outlines Council's requirements for the erection of hoardings to protect the general public from any hazards associated with adjoining demolition, excavation and / or construction works.
2. The purpose of the policy is to ensure that the construction of hoardings within the City are consistent with building and safety regulations whilst also providing a positive visual contribution to the city.
3. This policy applies to all lands within the City of Wollongong Local Government Area.
4. This policy should be read in conjunction with Wollongong Local Environmental Plan 2009, NSW WorkCover Authority's Code of Practice – Overhead Protective Structures, Occupational Health & Safety Act 2000 and the Occupational Health & Safety Regulation 2001 and relevant Australian Standards.

2 OBJECTIVES

1. The objectives of this policy are:
 - a) To ensure that hoarding structures are designed and constructed in accordance with relevant Codes of Practice and Australian Standards;
 - b) To achieve high standards for the construction and maintenance of all hoardings;
 - c) To minimise the impact that hoardings have on pedestrian amenity and pedestrian spaces within the city; and
 - d) To improve standards of external finishes and colours of hoardings.

3 RELATIONSHIP WITH EXISTING LEGISLATION & AUSTRALIAN STANDARDS

3.1 NSW Workcover Authority Code of Practice – Overhead Protective Structures

1. The NSW WorkCover Authority's Code of Practice – Overhead Protective Structures was endorsed 20 March 1995 as an Industry Code of Practice pursuant to section 44A of the Occupational Health and Safety Act 1983.
2. The Code of Practice sets minimum standards for all overhead protective structures in NSW, including dead loads and live loads. The Code of Practice also requires wind loads to be determined in accordance with relevant Australian Standard AS 1170.2 – 1989 Wind Loads, taking into consideration prevailing wind conditions and range of equipment and materials which are expected to be supported by the overhead protective structure including any site sheds.
3. The Code of Practice also restricts superimposed loads from site sheds and materials to a maximum of 40% of the design live loads.
4. The Code of Practice specifically requires that the deck of an overhead protective structure be designed so that it will not collapse when the superimposed load on the deck is equivalent to 40% of its rated load with the removal of any one column anywhere in the structure and is a minimum length of 2 metres of wall supporting the deck on any side of the structure. It is recommended that a suitable buffer railing or barrier kerb system be installed at locations of greater potential risk

such as intersections and / or outside of a sharp bend, in order to protect load bearing members of the overhead protective structure.

5. The minimum clearance height for an overhead protective structure is 2.2 metres from any bracing, beam or any other part of the structure. The street side of an overhead protective structure should be open for at least two-thirds of the height of the structure for its full length, in order to prevent a 'tunnel effect' for pedestrians walking through the structure.
6. The hoarding structure shall be setback a minimum 250mm clear distance from the edge of the road carriageway. If this distance is greater than 400mm, pedestrian access must be blocked off by way of pedestrian barriers at both ends of the hoarding.
7. The Code of Practice deals with a range of other matters associated with the design and construction of overhead protective structures and hence, this Code must be adhered to in the design and construction of any such overhead protective structure.
8. Additionally, the hoarding structure must be maintained at all times, in accordance with the requirements of the Code of Practice, throughout the construction phase of the development.

3.2 Australian Standards

1. The design and construction of hoardings shall be in accordance with Australian Standards AS 1170 Parts 1, 2 & 4., AS 4100, AS 1720, AS3600, AS 1725, AS 1742.3, AS 1657, AS 1576, AS 4576 and AS 1158.

3.3 Occupational Health & Safety Act

4 DEFINITIONS

“Hoardings” are structures or fences erected on or adjacent to a property to form barrier between demolition and construction sites and the public domain. Hoarding structures may consist of fencing, scaffolding and / or overhead structures as either individual elements or integrated together to form a uniform hoarding.

A “Type A Hoarding” is a hoarding comprising of a fence.

A “Type B Hoarding” is an overhead structure situated over footpaths.

A “Type C Hoarding” is a full- face scaffold.

5 APPLICATION PROCESS

1. The proposed construction of a hoarding on or over any Council road reserve (including footpath) or other public land requires a formal Activity approval from Council pursuant to the requirements of Section 68 of the Local Government Act 1993.
2. Any approval granted for the construction of a hoarding on or over any Council road or public land will be subject to compliance with all conditions of consent.

6 SPECIFIC REQUIREMENTS FOR THE CONSTRUCTION OF HOARDINGS

6.1 Type A Hoardings

1. All building sites are to be made secure to prevent unauthorised entry via the construction of a securely fixed Type A Hoarding. Fencing not on Council land may be of open cyclone mesh form with dust preventative measures and must be a minimum of 2 metres in height.
2. Where construction dictates that a portion of Council's road reserve is required to facilitate building works the separate approval of Council is required under the Roads Act 1993 and a Type A hoarding will be required to be erected as a minimum. The remaining footpath width is to be a minimum of 1500 millimetres.
3. All Type A hoardings must be designed in accordance with the relevant Australian Standards including AS 1170 Part 1 Dead and Live Loads, AS 1170 Part 2 Wind Loads.

6.2 Type B and C Hoardings

1. Type B and C Hoardings must be constructed where it is proposed to demolish an existing building adjoining any public land or public road. The footpath shall be covered by an overhead protective structure (Type B Hoarding) and the facing façade protected by heavy duty scaffolding (Type C Hoarding) unless either:
 - a) The vertical height above footpath level of the subject structure is less than 4 metres; or
 - b) The least horizontal distance between the footpath and the nearest path of the structure is greater than half the height of the structure.

The overhead structure shall consist of a horizontal platform of solid construction and vertical supports and the platform shall:

 - c) Extend from the common boundary to the edge of the road carriageway for the full length of the boundary;
 - d) Have a clear height above the footpath of not less than 2.4 metres;
 - e) Terminate at the edge of the road carriageway with a continuous solid upstand projecting not less than 0.5 metres above the platform surface; and
 - f) Together with its support be designed for a uniformly distributed live load of not less than 7 kPa.
2. The hoarding must be erected along the full length of all public domain boundaries and extend beyond the worksite boundaries to protect the adjoining sites as required prior to the commencement of works.
3. The hoarding must provide a minimum head height clearance of 3 metres, as measured from the lowest point of any structural bracing for pedestrians. Height clearance to knee bracing shall be at least 2500 millimetres.
4. Hoarding post construction is to bear onto sole plates. Gates and other similar openings are not to open outwards across or over any public road reserve (ie footpath or road carriageway).
5. In Type B hoardings, the underside of the deck is to be fully lined and be impenetrable to water. The provision of a suitable stormwater drainage system is also required to enable the discharge of roof rainwater into Council's stormwater drainage system. The roofs of the hoarding and any sheds shall slope inwards to the site in order to ensure stormwater runoff does not fall onto the road reserve (ie footpath or road carriageway).

6.3 Pipe Scaffolding

1. The use of pipe scaffolding in Type B hoardings is not permitted at ground level.
2. The use of pipe scaffolding will only be permitted above the deck of the Type B hoarding or when fully covered by solid timber panel sheeting at ground level with no protrusions through the panel sheeting.

6.4 Lighting of Type B Hoardings

1. The provision of lighting is required for Type B hoardings, in order to ensure the enclosed passageway is well lit for pedestrians. The average illuminance shall be a minimum of 10 lux with a minimum point of 2 lux in accordance with the requirements of Australian Standard AS 1158.

6.5 Hoarding Counterweights & Columns

1. The structural stability of a hoarding should be achieved with the least impact upon the width and openness of the footpath.
2. Counterweights or columns are required to be designed as architectural features which are visually integrated within the hoarding design. The preferred arrangement is the provision of isolated column / counterweight units, rather than continuous fences between the columns.
3. Columns and / or column / counterweight units are to be located with a minimum spacing distance of 4 metres along footpath areas, wherever practicable.
4. Columns and / or column / counterweight units shall be located at equal spacings wherever possible unless this would be of detrimental impact upon the public domain. The minimum setback for the kerb shall be 250 millimetres from the kerb face.
5. Longitudinal cross bracing may be used to ensure the stability of the hoarding and must be integrally designed with the structure. The number of cross bracing bays shall be minimised and restricted to bays where pedestrian movement is not impeded.
6. The size of all secondary structures below deck level (excluding columns) is to be minimised.

6.6 Office Sheds & Fascia Screens

1. All site office and work sheds are to be located on-site. Where this is not possible, a Type B Hoarding is to be erected to facilitate the placement of sheds on top of the deck of the Type B hoarding. Any such sheds shall be appropriately tied down to the deck by suitable structural fixings and certified by a suitably qualified and experienced structural engineer.
2. The provision of an affixed screen or fascia to the Type B hoarding is required, in order to minimise the visual impact of any office sheds atop of the deck of the hoarding. The minimum height of the screen / fascia is 1 metre above the hoarding deck line.
3. The fascia screen shall be constructed of a durable material such as marine or exterior grade plywood. The fascia screen shall be painted white and may include some limited corporate signage of the building companies and / or visual graphic, in order to provide visual interest to the screen.
4. The extent of any advertising or corporate signage shall be restricted to less than 10% of the total area of the screen.

6.7 Use of Cranes

1. A crane must not be used to convey material over any public road reserve or other public land unless a Type B hoarding is in place and an appropriate approval for the use of the crane has been obtained from Council.
2. The use of cranes, hoists and / or concrete pumps shall not be placed upon any public road reserve or other public land without the prior approval of Council.

6.8 Protection of Street Trees

1. The design of any hoarding must take into consideration the location of posts, counter weights, overhead decking etc, in order to minimise the potential impact upon any street tree.
2. All trees situated on Council's reserve or adjacent to the proposed hoarding are to be protected from damage. The removal or lopping of any street tree is prohibited at all times, except where Council has in exceptional circumstances granted an approval for such works.
3. Hoardings may need to be stepped in certain circumstances to allow for existing street trees.

6.9 Fire Safety

1. Any sheds situated above a Type B hoarding shall be provided with at least one (1) stair exit to the ground level. However, where hoardings exceed 30 metres in length, a minimum of two (2) exits are required to be provided. The distance between such exits shall be a maximum of 80 metres, otherwise additional stair exits will be required.
2. A portable fire extinguisher shall be provided for each shed / site office building.

6.10 Construction Vehicle Access Gates

1. Construction vehicle access gates shall be either of a sliding type or inward opening. Access gate openings may also incorporate suitable pedestrian warning or safety devices such as warning lights and /or retractable hazard arms.
2. The minimum height clearance for access gates shall be 4.5 metres or larger, depending upon the type and height of all trucks using the site for deliveries.

6.11 External Finishes / Colours for Hoardings

1. All hoarding structures shall be painted in a white or light coloured cream or sandstone colour, in order to allow adequate natural lighting throughout the pedestrian passageway within the hoarding structure.

7 MAINTENANCE OF HOARDINGS

1. Periodic inspection of the hoarding structure is required to be undertaken by the site supervisor. The hoarding structure is to be maintained in an operational state in accordance with relevant Australian Standards and the WorkCover Authority Code of Practice – Overhead Protective Structures, until the hoarding is removed after all the construction phases of the development are complete.