

30/01/2019

GN Residential Construction Pty Ltd
282-290 Forest Road
HURSTVILLE NSW 2220

Dear Sir

Notice of Determination – Hoarding Approval

Local Government Act 1993, Section 68E2; Roads Act 1993, Section 138

Application No: APP2018/0799

Property: 282-290 Forest Road Hurstville

Hoarding Type: Type B Hoarding & Scaffold above

Determination Date: 30 January 2019

Endorsement Date: 04 March 2019

Date Consent Lapses: Twelve (12) Months from the date of endorsement.
Lapse date: 04 March 2020

THAT the application be **approved** subject to the following conditions:

1. **OC2 - Approved Plans** - The Hoarding shall be carried out in accordance with the details set out on the application form, supporting information received with the application and the schedule of plans and details below, except as amended by the conditions of this approval. A copy of the plans is stamped approved, and attached to this approval.

Drawing No.	Date	Description	Prepared By
Diagram 01, 02 & 03	Not dated	Hoarding Plan Location, Elevation & Section View	Ganellen
PH185- SK01 to SK06 RevH	17/01/19	Structurally Certified Hoarding Drawings	Pacific Group
Job No: 18095	17/01/19	Structural Design Certification	Dincel & associates Consulting Engineers
3096/200	07/08/18	Scaffold Type -Screen Section	Natform
SYD18/01953/01	14/12/18	RMS concurrence Letter	NSW Transport – RMS

E-mail	10/01/19 & 21/01/19	Confirmation and clarification to Councils requirements	Andrew Smith- Contact person on behalf of applicant
Public Liability Insurance		Public Liability Certificate of Currency policy No. B0621CGANE000417 /AU00007673L17A /71-0194486-EXL which expires on the 30/06/2019 issued by Nathan Brown -Executive General Manager for on and behalf of Coverforce Insurance Broking Pty Ltd on the 11/01/2019; Insurers nominate on certificate: Lloyd's of London / XL Catlin Australia / Allianz Australia	
Additional information stamped documents.		Future additional information required by Council to comply with this consent	

2. The activity approved, and any building or work associated with or carried out in connection with the activity, must comply with any applicable standards established under the Local Government (General) Regulation 2005 or by any regulation in force under the Local Government Act 1993 or the Environmental Planning and Assessment Act 1979.
3. This permit does not permit the use of the roadway for the loading and unloading of vehicles unless approval has been obtained for a 'Building Construction Zone' or a current 'Occupancy Licence' issue by the RMS.
4. When it is intended to temporary close the footpath to permit for the erection of the hoarding or to carry out a particular building operation, a traffic control plan must be submitted to councils engineering division for approval. The Traffic Control plan must be in accordance with RMS's Traffic Control at work sites.
5. The Hoarding shall be carried out in accordance with the details set out and approved by this application. Any Construction Traffic Management plan must have regard to the details set out by this application for the construction of the hoardings which shall be carried out in accordance with the approved stamped plans attached to this approval. The Construction Traffic Management submitted with this application is not approved for the purpose of the hoardings site location and will need to be amended.
6. **This permit** to occupy Council's footpath **will lapse** Twelve (12) months from the date of endorsement on the **04 March 2020** unless a new application is submitted for approval and the additional footpath occupation fees are paid in accordance with Council's Schedule of Fees and Charges appropriate at the time of payment.
7. **Daily Penalty Fine** – If construction or associated building works have not been completed, two (2) weeks before the lapse date of this approval, a new application to extend the hoarding approval must be made to Council. Failure to renew this approval will result in the issue of a daily penalty infringement notice for failure to comply with the subject approval and with conditions of Development Consent. *Note: The daily penalty fine for a Corporation is \$6000.00 and \$3000.00 for an individual.*
8. **Erection of Signs** - A sign must be erected in a prominent position on any work site on which building work, subdivision work or demolition is being carried out:
 - a) Showing the name of the principal contractor (if any) for any building work and a telephone number at which that person may be contacted outside working hours

- b) Stating that unauthorized entry to the work site is prohibited
 - c) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, and must be removed when the work has been completed.
9. Public utility services within the footpath, such as Telstra pits, water hydrants etc. must be readily accessible at all times for emergency repairs and use.
 10. The minimum dimensions and the setbacks of the Type B overhead hoardings must be in accordance with the approved plan.
 11. The hoardings must be regularly cleaned and kept free of poster advertising material.
 12. To ensure the safety of pedestrian the hoarding must be provided with suitable lighting which must remain lit between sunset and sunrise.
 13. The Hoarding structure shall not impact or obstruct line of sight to traffic control signals between motorists and traffic lanterns in any manner or other critical roads infrastructure.
 14. Appropriate traffic control measures and warning devices must be provided in accordance with AS 1742 and RMS Traffic Control at Worksite Manual. In order to ensure that the hoarding structures are highly visible during the day and at night for users.
 15. Care must be taken to protect Council's roads, including kerb and guttering during the occupancy of Council land. Any damage to Council's road or road related area will be repaired and the full cost shall be borne by the applicant.
 16. Where gates are installed, they must be constructed to swing inwards only or slide.
 17. In the event that it is intended to lay a concrete pump line directly across the footway, such pump line must be in the form of laid under the footpath with an approved access ramp over to ensure that minimum inconvenience to pedestrians occurs prior to, during and after concreting operations.
 18. Any overhead power lines must be protected in accordance with the requirements of Energy Australia, Ausgrid or other relevant Electricity Power Authority. Approval must be obtained prior to erection of the hoarding from the appropriate Authority.
 19. The proposed pole type scaffold and the safe screen type scaffold are to be erected to in accordance with certified structural engineering details prepared by a practising structural engineer who holds appropriate qualification as a registered professional engineer. The structural certification must also take into consideration the following requirements:
 - a) AS1576.1:2010 Scaffolding General Requirements; and

- b) AS4576:1995 Guidelines for Scaffolding and referenced standards; and
- c) The statutory requirements of the Work Health and Safety Act 2011 and Regulations 2017; and
- d) Safe Work Australia –Demolition Code Work of practice 2016 and the Construction Code Work of practice 2013; and
- e) Structural engineering guidelines for scaffold construction and manufactures specifications.

In addition, the scaffolds must be fitted with a containment screens to prevent any building material and debris from falling onto footpath and road below. The containment screen must be impact proof galvanised type mesh, max openings 50mm. The scaffold must also be lined with a synthetic heavy duty durable, hard wearing finely meshed flyscreen mesh. Where applicable, solid metal kick type boards must also be placed along any walking platform.

- 20. The hoarding must be erected in accordance in accordance with the submitted engineering details, with AS 4687-2007 – Temporary Fencing & Hoardings and with the requirements of the SafeWork NSW. A statement of completed works is to be forwarded to Council.
- 21. The hoardings must comply with AS 1170.0:2002 – Structural Design Action: General Principal and in accordance with engineering details and counter-weighted by solid concrete blocks or other suitable means, in accordance with AS1170.2-2002 to prevent overturning during periods of heavy wind.
- 22. The hoardings must remain in position until the construction of the building has been completed. Where a hoarding application to extend the lapse date of the subject hoarding permit is required, it must be submitted a minimum of 2 week before the lapse date. A payment receipt of the base application and the footpath occupancy fee must be submitted with the application to extend the lapse date. **Note:** *The fees payable are subject to change without notice in accordance with Councils adopted schedule of fees and chargers, at the time of payment.*
- 23. A new hoarding application must be submitted for approval if there are any changes to site, building or construction conditions or variations.
- 24. Within twenty four (24) hours of erection of the hoarding and scaffold, a certificate must be submitted to Council from a practising structural engineer certifying that the hoarding has been erected to his satisfaction and attesting to the structural adequacy of the completed hoarding, and to the above conditions and details accompanying this application.
- 25. Progressive structural inspections must be carried out as required by the certifying structural engineer to ensure the structural adequacy of the hoarding and scaffold are structurally adequate for the intended purpose.
- 26. The applicant must indemnify Council from all public liability claims arising from the proposed works to the minimum value of 20 million dollars.

27. The Public Liability Insurance accompanying the hoarding application to the minimum value of 20 million dollars must not be allowed to lapse and must apply for the full duration of time that the building work and the hoarding occupies Council's footway and road. Two (2) weeks before expiry of the Public Liability Insurance, the certificate of currency must be renewed and a copy submitted to Council
28. Maintenance of Road and Footpath - During construction, the footpath and road are to be maintained in a condition which prevents any trip or safety hazard to pedestrian or vehicular traffic.
29. **RMS Concurrence requirements:**
 - a) Compliance with RMS letter dated 14 December, 2018 Reference: SYD18/01953/01; and
 - b) Clearance widths for pedestrians should be maintained in accordance with AUSTRROADS Guide to Road Design Part 6A: Paths for Walking and Cycling (Section 5 Design Criteria)and;
 - c) The proposed hoarding should not impact pedestrian movements on the footpath with consideration given to all users. Pedestrians should not be forced on to the road carriageway by the proposed hoarding and;
 - d) Hoarding shall not obstruct line of sight to traffic control signals, driveways or other critical road infrastructure and;
 - e) All costs associated with the development are to be at no cost to RMS.
 - f) The certificate of currency must be amended noting Roads and Maritime Services as an interested party.
 - g) The hoarding must not obstruct the pedestrian crossing and the pedestrian footpath on Humphreys Lane. The hoarding must meet Australian Standards and must not impact pedestrian safety on Humphreys Lane.

Advices to Applicant

1. The conditions of approval have been imposed for the following reasons:
 - a) To ensure compliance with relevant legislation and regulations.
 - b) The protection of the environment.
 - c) The protection of public health, safety and convenience.
 - d) To ensure compliance with policies and codes adopted by Council.
2. **Approval Operation** – Pursuant to Section 101 of the Local Government Act 1993, this Approval operates from the date of endorsement set out in this notice and will lapse five (5) years after that date, unless an extension or renewal of an approval has been granted under Section 107 of the Local Government Act 1993.
3. If you are not satisfied with this determination, you may:
 - a) Apply for a Review of a Determination under Section 100 of the Local Government Act 1993. A request for review must be made within twenty-eight (28) days after the date of the Determination and be accompanied by the relevant fee;

OR

b) Appeal to the Land and Environment Court within twelve (12) months after the date endorsed on the Notice of Determination, under Section 176 of the Local Government Act 1993.

4. **Revocation of Approval** – A Council may revoke an Approval if the approval was obtained by fraud, misrepresentation or concealment of facts, for any cause arising after the granting of the approval which, had it arisen before the approval was granted, would have caused the Council not to have granted the approval (or not to have granted it in the same terms), for any failure to comply with a requirement by or under the Local Government Act relating to the approval and or any failure to comply with a condition of the approval.

If you need more information, please contact Senior Building Surveyor, Rocco Verrelli on 9330-6222 between 9am -10am weekdays.



Rocco Verrelli
Senior Building Surveyor
Planning and Development Directorate

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