

GUIDELINES FOR HOARDINGS AND SCAFFOLDING

DOCUMENT ADMINISTRATION

Dates	This Guideline is effective upon its approval.
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References & Legislation	<p><i>Local Government Act 1993</i> <i>Roads Act 1993</i> <i>Work Health and Safety Act 2011</i></p> <ul style="list-style-type: none"> • <i>Safe Work Australia –Construction Code Work of practice</i> • <i>Safe Work Australia –Demolition Code Work of practice</i> • <i>Work Cover – Overhead Protective Structures Code of Practice</i> <p><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.</i></p>
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1. GUIDELINES FOR HOARDINGS AND SCAFFOLDING

1.1 The purpose of the Guidelines

To prescribe minimum performance objectives for temporary structures erected in public places, ensuring their design and installation have the least possible impact on adjoining properties and the pedestrian population. Impacts on the safe movement of vehicles must also be minimised.

Temporary structures such as hoardings, perimeter scaffolding systems and site perimeter fencing are required to isolate the work area from the public domain. They are to provide adequate protection and safety and allow proponents of development, contractors and building owners to undertake required work and to meet their legislative work safety requirements.

1.2 The Aims of the Guidelines

The Guidelines aim to:

- (a)** Provide practical controls for the approval of temporary structures (hoardings and scaffolding) erected on, adjoining or over the road reserve within the Georges River Local Government Area;
- (b)** Ensure that temporary structures do not have an adverse impact on pedestrian access, public safety and vehicle movement within the road reserve including access for persons with disabilities and other pedestrians such as people with strollers, older persons and users of mobility scooters.

1.2.1 To what approvals do the Guidelines relate?

The Guidelines relate to approvals required under *s68 of the Local Government Act 1993* and *s115 and s138 of the Roads Act 1993*.

In determining hoarding applications, Council will have regard to the matters listed in Section 89 of the Local Government Act 1993, in particular, Council must consider the protection of public health safety and convenience. Under section 115 of the Roads Act, the Council must not approve the application if the activity would not comply with the requirements of any relevant regulation, and it must give consideration to:

- The protection of public health, safety and convenience, and
- Protecting members of the public from any hazards on the public road or public lands, and
- Protecting vehicles and other property on the public road from damage.

Various Codes of Practice are approved under s 274 of the *Work Health and Safety Act 2011*. These include:

- Safe Work Australia –Construction Code Work of practice
- Safe Work Australia –Demolition Code Work of practice
- Work Cover – Overhead Protective Structures Code of Practice

Where a temporary structure is erected on a classified road or is located within 100 metres of traffic lights, the concurrence of the Roads and Maritime Services (RMS) must also be obtained (*s138(2) of the Roads Act*). A list of classified roads is available on the RMS website.

Site perimeter fencing (Type C Hoarding) located wholly within a property allotment is not regulated through these Guidelines and does not require approval if associated with approved development or building activity that is exempt development. In these cases fencing must comply with the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Note: For exemptions on public lands owned by Council, refer to the State Environmental Planning Policy (Infrastructure) 2007.

1.2.2 Enforcement

An approval is granted under s68 of the Local Government Act 1993 (under category E(2) of the table to the section) and also under the *Roads Act 1993*.

1.2.3 What are the implications for non-compliance with the Guidelines?

An authorised person of the Council may issue penalty notices, give orders, initiate court action for non-compliance with the *Local Government Act 1993* or *Roads Act 1993* and prosecute for associated breaches of the applicable legislation.

A person who is guilty of an offence under the various Acts administered by the Council may be liable, on conviction, for a maximum penalty as prescribed by the applicable legislation.

1.3 Certification and Approval Processes

1.3.1 Certification by qualified persons (LGA, s93)

Council requires a certificate from an appropriately qualified person confirming that the design of a temporary structure complies with these Guidelines including any structural adequacy requirements.

Council also requires a certificate at completion of the erection of a temporary structure to verify its structural adequacy and compliance with approved plans, specifications and conditions of approval.

1.3.2 Granting an Approval

An approval for the placement of a temporary structure on or over a public road (footway and/or roadway or public lands) is granted under s68 and s94 of the *Local Government Act 1993* and s139 of the *Roads Act 1993*.

Where barriers on roadways are proposed and changes to traffic control pedestrian movement or parking signage is necessary the applicant will need to include a specific request for approval under s115 of the *Roads Act 1993*.

An approval will be issued subject to conditions.

1.3.3 Amending an Approval

A person to whom an approval is granted may apply to amend an approval under s87 of the *Local Government Act 1993*. The assessment for an amendment to an approval will include, but will not be limited to whether:

- The proposed amendment is substantially the same as that originally approved;
- Any prejudice will be caused to any person who made a submission concerning the original proposal; and
- Consultation with another authority such as the NSW Roads and Maritime Services is required.

Note: An amended determination replaces the original approval from the date endorsed on the notice of determination.

1.3.4 Extending an Approval

The Council may determine to extend an approval under s107 of the *Local Government Act 1993*. Consent to extend the approval must be obtained before it lapses and additional fees paid prior to the extended approval's release.

For approvals on public lands owned by Council, an extension may be granted by Council's Strategic Property Department.

1.3.5 Revoking an Approval

The Council may revoke an approval where any of the following apply:

- (a) an applicant fails to act on a direction to rectify a temporary structure particularly matters relating to structural adequacy where public safety is at risk; or
- (b) a public liability insurance policy for a structure/ approval is not current or has been withdrawn by the insurer; or
- (c) non-compliance with a condition of consent & any other circumstance as determined by Council.

If an approval has been revoked, the Council reserves the right to take action to have the unauthorised temporary structure(s) removed and recover all associated costs. See s109 of the *Local Government Act 1993* and s140 of the *Roads Act 1993* for further information.

2. DESIGN REQUIREMENTS

2.1 Component elements & types of temporary structures (hoarding systems)

2.1.1 Type A Hoardings

- (a) **Hoardings** must meet the prescribed minimum design requirement criteria. **Diagrams 1 and 2** outline the key design elements and features that must be satisfied when proposing to install a hoarding.

A **Type A** hoarding is a fence comprising of a structural frame of timber or steel, clad with water-resistant plywood sheets or other approved material and having a minimum height of 2 metres that separates the work site from the road.

A key design requirement for Type A hoardings is to minimise the encroachment of work on footways and roadways to ensure that adequate space is provided for the safe and convenient movement of pedestrians and vehicles.

Encroachments up to 1.0 metre may be permitted for site specific needs, such as shop-front replacement, **Diagram 1** or alteration, construction or excavation where shoring or piling is required along a property boundary, **Diagram 2**.

Hoardings must be constructed of solid durable material e.g.: 17 mm thick structural plywood of approximately 1200 mm wide sheets which are butt-jointed (not overlapped).

- (b) **Access gates** are used to secure openings in the hoarding fence and allow access for construction personnel, vehicles and machinery.

All doors and gates in hoarding fences must be installed to swing inwards only or slide internally parallel to the hoarding fence. The use of a roller-door at an access opening is permitted.

Note: It is an offence under Clause 21 of the *Roads Regulation 2008* to allow a door or gate to open outwards into a road including a footway.

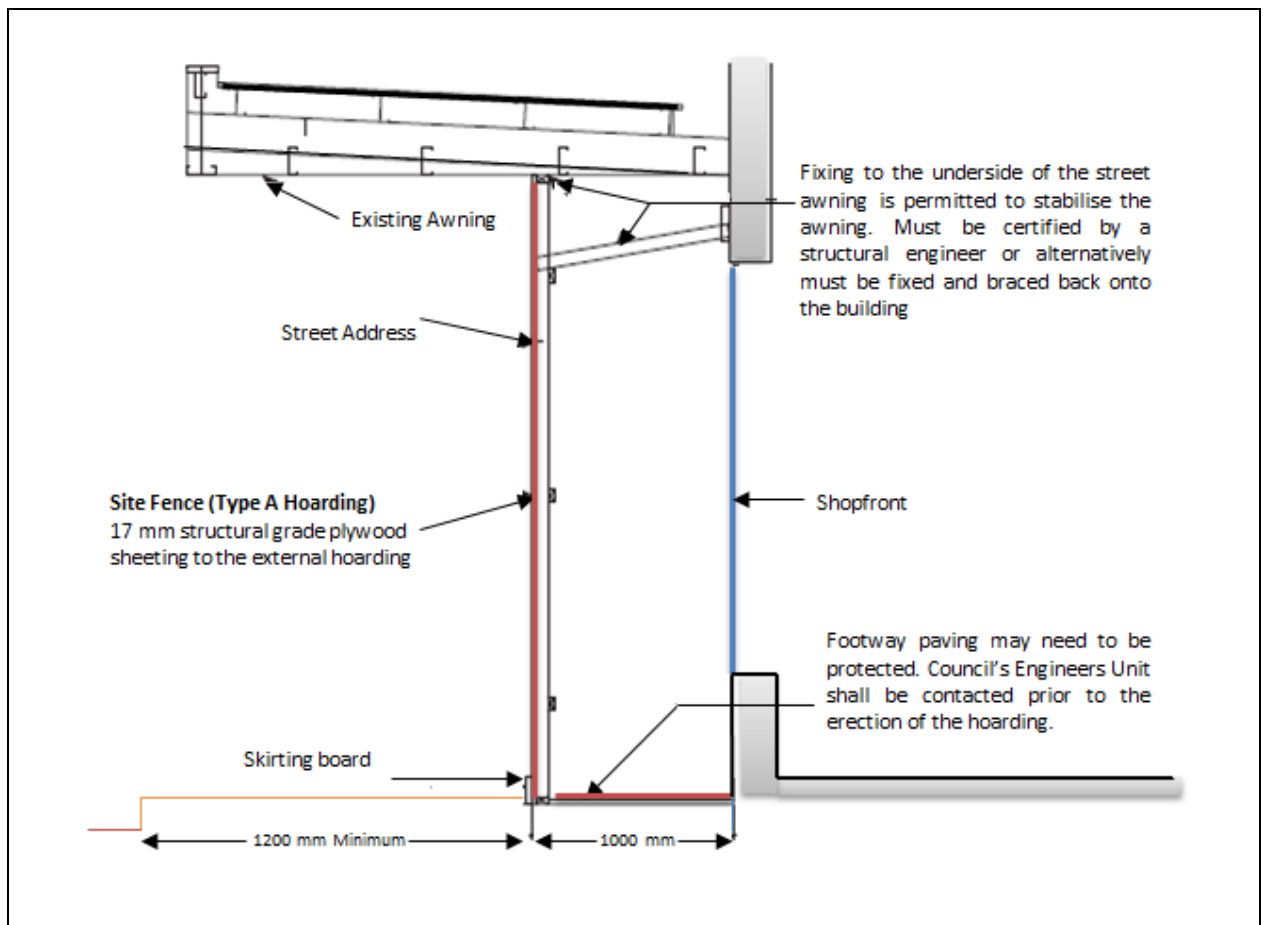


Diagram 1: Shop front replacement

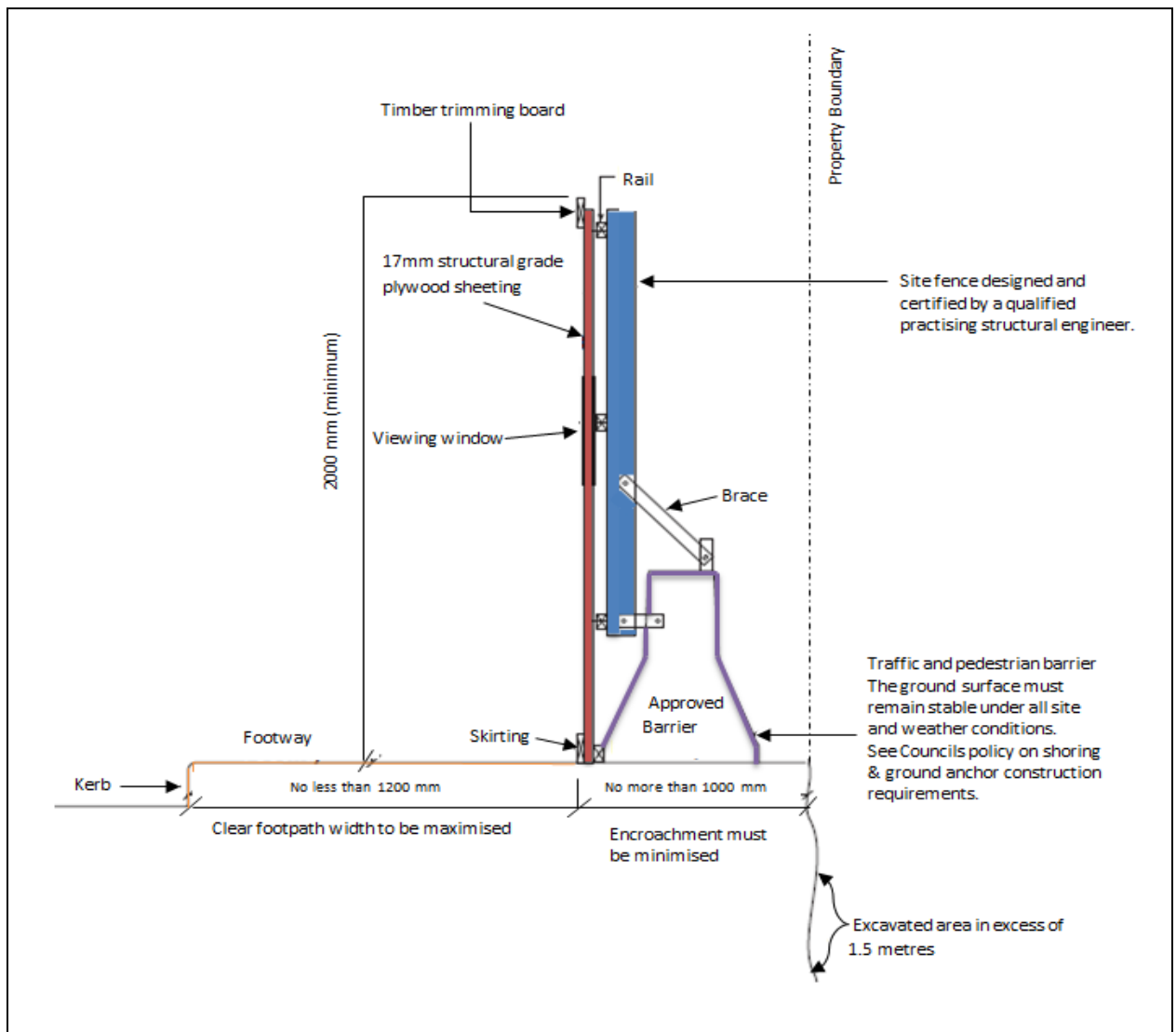


Diagram 2: Cross-section of a 'Type A' hoarding with traffic barrier protecting an excavation of not greater than 1.5m (barrier located behind the site fence)



Figures 1 and 2 - Typical Type A Hoarding

2.1.2 Type B hoardings (Prefabricated Modular Gantry Design)

- (a) **Hoardings** must meet the prescribed minimum design requirement criteria. **Diagram 3** outlines the key design elements and features that must be satisfied when proposing to install a hoarding.

A **Type B** hoarding is typically a prefabricated modular steel gantry hoarding structure installed and assembled in segments to form an integrated overhead protective structure allowing pedestrians and vehicles to pass safely beneath.

- (b) **Counterweights** stabilise a hoarding particularly where sheds are installed on hoarding decks.
- (c) **Lighting** is to be located high along the site fence or deck soffit of the hoarding, providing a well illuminated and safe passage for pedestrians including the illumination of support columns.

Lighting levels beneath a hoarding must achieve a luminance of not less than, for footways and roadways, 30 lux average with a minimum at any point of 10 lux.

Where hoardings are installed over roadways, lighting also provides for safe movement and visual sighting of pedestrians utilising roadways.

- (d) **Site fencing** must be constructed of solid durable material e.g.: 17 mm thick structural plywood of approximately 1200 mm wide sheets which are butt-jointed (not overlapped).
- (e) **Access gates** are used to allow access for construction personnel, vehicles and machinery.

All doors and gates in site fences must be installed to swing inwards only or slide internally parallel to the hoarding fence.

Gates must be imperforated and extend to the underside of the deck of the hoarding and be lockable.

Where vehicles enter and exit a site, traffic control measures must be implemented in accordance with the 'Guide to Traffic Engineering Practice' and to the current AS 1742 - Part 3 'Manual of uniform traffic control devices – Traffic control devices for works on roads'.

Note: It is an offence under Clause 21 of the Roads Regulation 2008 to allow a door or gate to open outwards into a road including a footway.

- (f) A **fascia** is provided on the public place side of Type B hoarding decks to afford fall protection for workers on trafficable decks.

A fascia can also act as a vertical protective barrier to arrest objects that may fall from a work site hitting and ricocheting off the deck.

- (g) **Decking** is located over the public place to protect pedestrians and vehicles from objects that may fall from a work site and to provide impervious weather protection to footways.
- (h) Hoarding design must accommodate all affected **street trees** and trees in public places by minimising the need for branch pruning and by locating support columns away from tree bases. Trunk and limb protection must also be provided.

Trees will not be permitted to be removed simply to allow for the installation of a temporary structure. The consent of the Council must be obtained prior to the undertaking any tree pruning works.

Where a hoarding site fence is approved to encroach onto the footway that results in a reduction in the available clear pedestrian width and there are unsealed footway surfaces at the base of trees, the tree pit surface (if not flush with the footway) must be made safe and level using stabilised decomposed granite or terra bond.



Figure 3: Trunk and limb protection

(i) Other structures associated with hoardings

Site sheds and scaffolding may be permitted on the deck of Type B hoardings where site constraints do not permit placement elsewhere within the site.

Engineer's drawings must confirm that the hoarding is capable of carrying loads from any proposed scaffolding and meets the Code of Practice.

Shed positions must be shown accurately on the structurally certified design drawings lodged with the application.

Acro-props are not permitted to be used.

Note: Codes of Practice - Construction Work

Since 1995 the design and installation of hoardings has been guided by the *Code of Practice – Overhead Protective Structures* published by WorkSafe NSW.

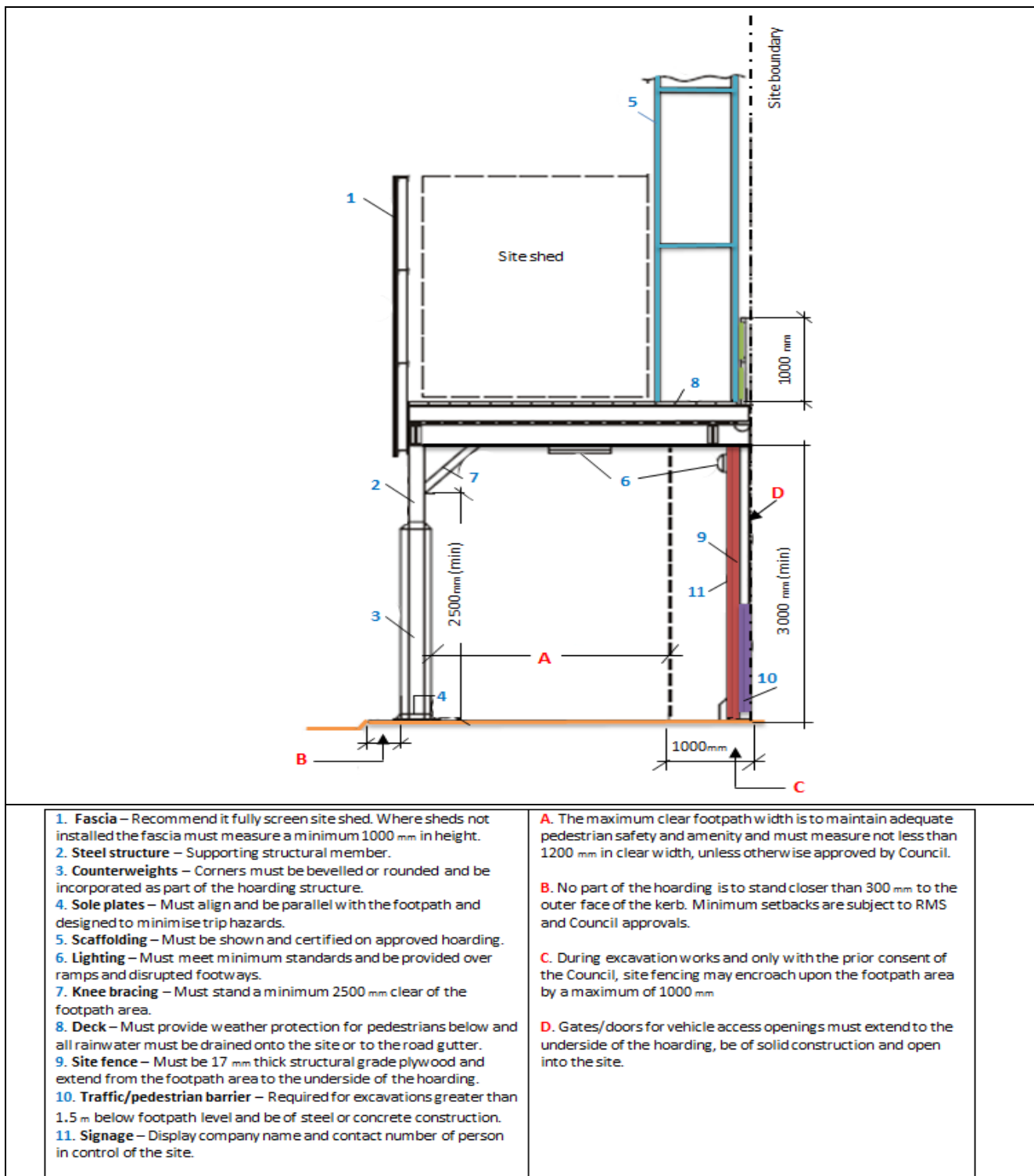


Diagram 3: Typical Section and Elevational Plan Type B Hoarding

(j) Construction over Roadways

Where a Type B hoarding spans over a roadway, a minimum clearance of 4.5 metres, measured from any point on the roadway surface, vertically to the underside of all parts of the structure, excluding minor knee bracings on the outer or kerb-side edges, must be provided.

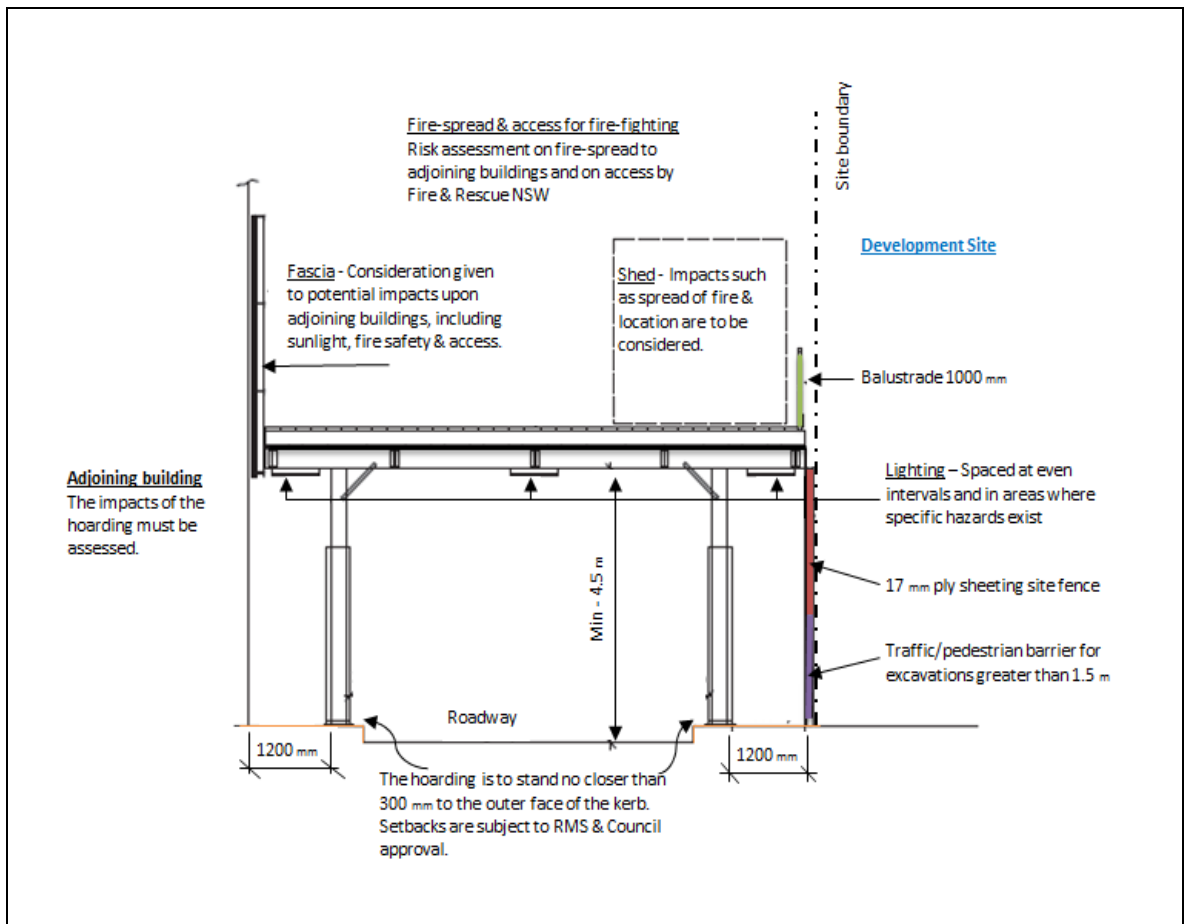


Diagram 4: Type B Hoarding (minimum dimensions) spanning roadway

(k) For construction over public lands that are not roadways, Council will consider design specifications on a site by site basis.



Figures 4 and 5: Typical Type B Hoarding with correction located lighting

NOTE: Buffer railing or barrier kerbing or a combination of both shall be installed as a method of preventing the deck, of the overhead protective structures, from collapsing in the event of vehicle impact and must be shown as complying with WorkSafe NSW requirements.

2.1.3 Type C Hoardings

Hoardings must meet the prescribed minimum design requirements of **Diagram 5**.

A Type C Hoarding is a temporary movable mesh or chain-link fencing typically used to isolate development sites from the public domain. Fencing, including bracing and counter weights is to be located within the alignment of the development site.

Fencing panels must be securely clamped or fixed together and must be adequately braced or counterweighted to withstand expected wind loads. Consideration must be given to the increased effect of wind loading on fencing fitted with mesh fabric or shade cloth screening.

Where temporary fencing adjoins a defined pathway for pedestrians, base-plates and/or counterweights which could cause a trip hazard must not project into the pathway. If projections are necessary to stabilise the fence, base plates and counterweights must be fitted with a visual barrier or bar to clearly identify the obstruction.



Figure 6: A typical Type C Hoarding fitted with bars to highlight base plates (visual barrier)



Figure 7: A typical Type C Hoarding – Shade Cloths



Figure 8: A typical Type C Hoarding – Counter Weights

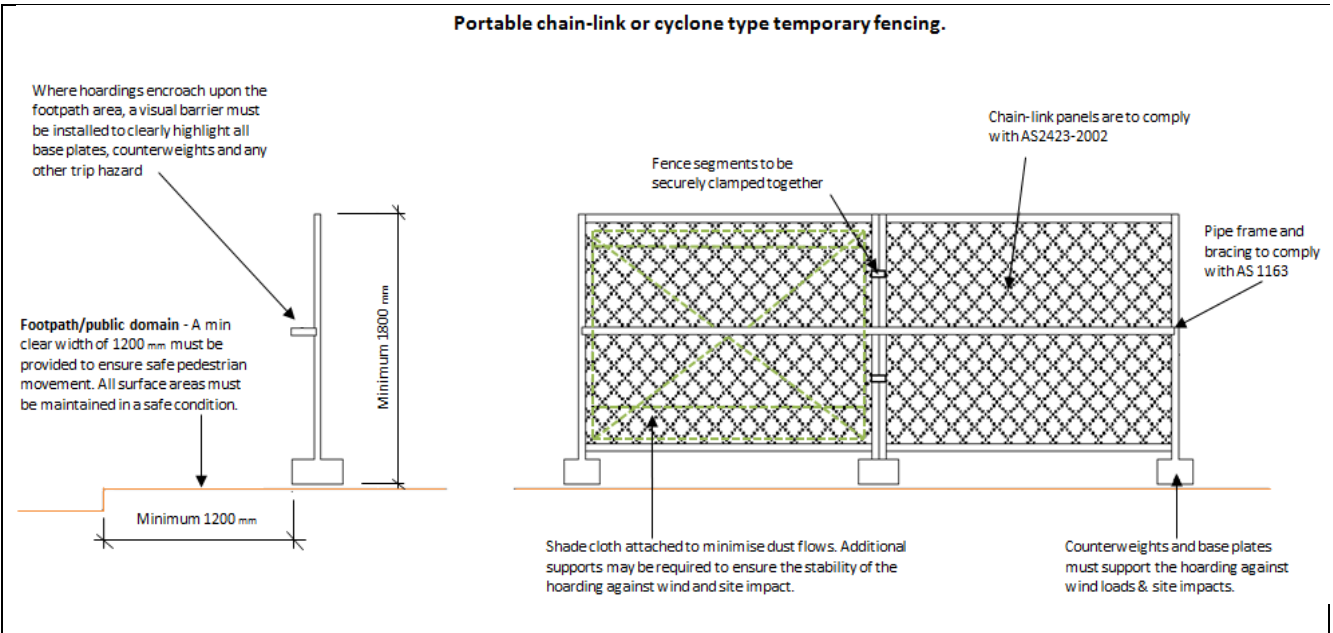


Diagram 5: Typical Section and Elevational Plan Type C Hoarding

2.1.4 Additional Standards for Design (Type A and Type B) Hoardings

(a) Visual Amenity and Safety

Safe and convenient access and egress is to be maintained to and from occupied buildings in the vicinity of any temporary structure.

Any alcoves formed should be minimised to ensure the safety of pedestrians (from persons secluding themselves from view). Alcoves may need to be provided with lighting at night.



Figure 9: Alcove to be provided with lighting

(b) Fire Safety Requirements

Egress from a building (fire exit doors) and access to fire hydrants, sprinkler booster connection and utility pits must not be obstructed.

If it is not possible to avoid placing a hoarding or scaffolding over utility pits the affected section of the hoarding fence must be designed to be easily removable and scaffolding must be installed to provide safe and convenient access for utility service personnel.

For location of utility service, call 'Dial Before You Dig' on 1100 or website: www.1100.com.au with UBD reference grid identification



Figure 10: Access to Booster Valve Sets

(c) Traffic and Pedestrian Lights

The line-of-sight to traffic control signals and signs must not be obstructed.

Where, due to site specific constraints or hoarding design, control signals need to be relocated or remounted on the hoarding to maintain full visibility to road users and pedestrians, the applicant or hoarding contractor must consult with the [NSW Roads and Maritime Services](#) and obtain their approval to reposition traffic signals and signage.

Pedestrian crossings and kerb ramps must be kept clear of obstructions and be maintained in a safe and accessible condition at all times. Hoardings should be splayed at intersections to minimise columns near kerb ramps and pedestrian queuing spaces.



Figure 11: Clear view of traffic control lights

2.1.5 Concrete Pump Lines

- (a) **Where specific approval** is given for the installation of steel pipe concrete pumping-lines across a footway the Council will require, where practicable, the line to be installed on the deck of a Type B hoarding so as not to disrupt the footway surface (pedestrian movement).

In very busy pedestrian areas ramps over pump-lines will generally not be permitted and therefore a Type B hoarding must be provided, over which a pump-line must be installed. In all cases however, when building construction reaches the first floor level pump-lines must be removed from the footway and placed on the deck of a Type B hoarding, unless there are clearly demonstrated reasons to allow the line and ramp to remain at footway level.

- (b) **Permanently fitted** pump-lines and connection points will be permitted subject to an approved works zone being in place and there being no obstruction to traffic and pedestrians.

- (c) **Pump-line couplings** and junctions must be adequately shielded or sheathed to prevent concrete spraying onto the footway and roadway in the event of a junction/coupling failure.
- (d) **Temporary pump-lines** used on a daily basis must not be placed across the footway unless there are special constraints or construction needs.

Where applicants wish to place lines at footway level, specific details and reasons, including the installation of ramps to allow pedestrians to pass safely and conveniently over the pipe, must be provided.

An application for a pedestrian ramp on the footway must be made and approval obtained before installation.

(e) **Pump-lines with ramps over footways**

Where concrete pump-lines are permitted to cross footways they must be bridged by durable **galvanised steel ramps** or other corrosion-resistant metal having a slip resistant chequer-plate walkway surface, complying with the design provisions of AS1428.1 'Design for Access and Mobility'.

- Maximum ramp gradient shall be 1:14 and having a non-slip surface;
- A minimum landing length of 1200 mm;
- The height of the landing above a pump-line must be minimised;
- Handrails (865 mm to 1000 mm high) and kerbs (75 mm to 150 mm high) in accordance with AS1428.1;
- The ramp surface/footway interface must not exceed 5 mm; and
- In areas of high pedestrian density ramps must match the width of the footway between the site fence and hoarding columns of Type B hoardings (less the required handrail and hand-grasping dimensions).



Figures 12 & 13: Pump-line coupling with combined with pedestrian ramp over footway area



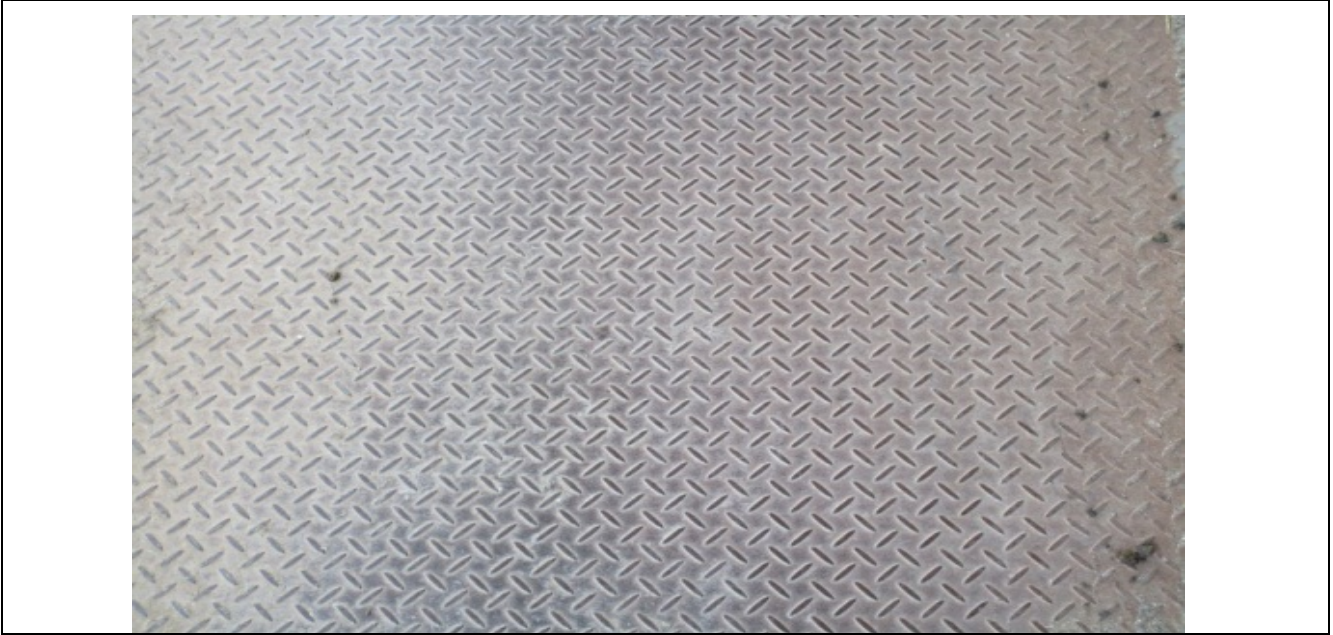


Figure 14: Slip resistant chequer plate surface

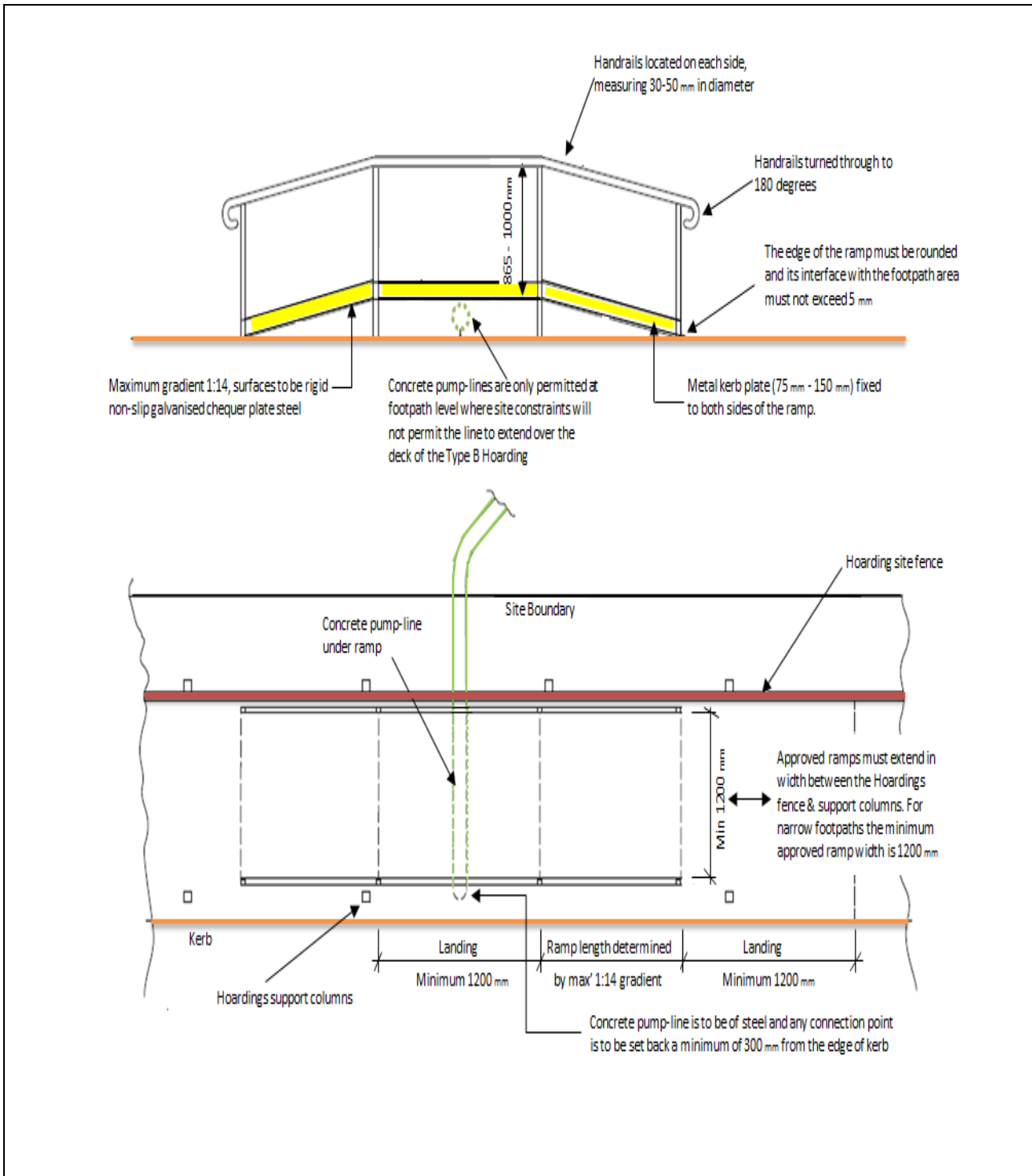


Diagram 6: Design details for pedestrian ramps over concrete pump-lines

2.1.6 Scaffold Systems

- (a) Scaffolding erected along a footway exceeding one storey in height requires a certificate prepared by a scaffolding certifier or qualified engineer to be submitted to Council within 24 hours of completion of the scaffolding (or at completion of each level if erected in this manner). The certificate must certify that they have inspected the installed scaffolding, and the completed scaffolding complies with:
- The relevant Codes of Practice of WorkSafe NSW and Occupational Health and Safety Act 2000;
 - The current Australian Standards (including AS1576.1-1995 & AS/NZS 4576-1995); and
 - If applicable, the suppliers specification.

(b) Maintenance and inspections

Scaffolding systems must be inspected regularly by a licensed scaffolder, to ensure that the scaffold has not been changed from the design submitted with the application and to also satisfy Clause 225 of the Work Health and Safety Regulation 2011.

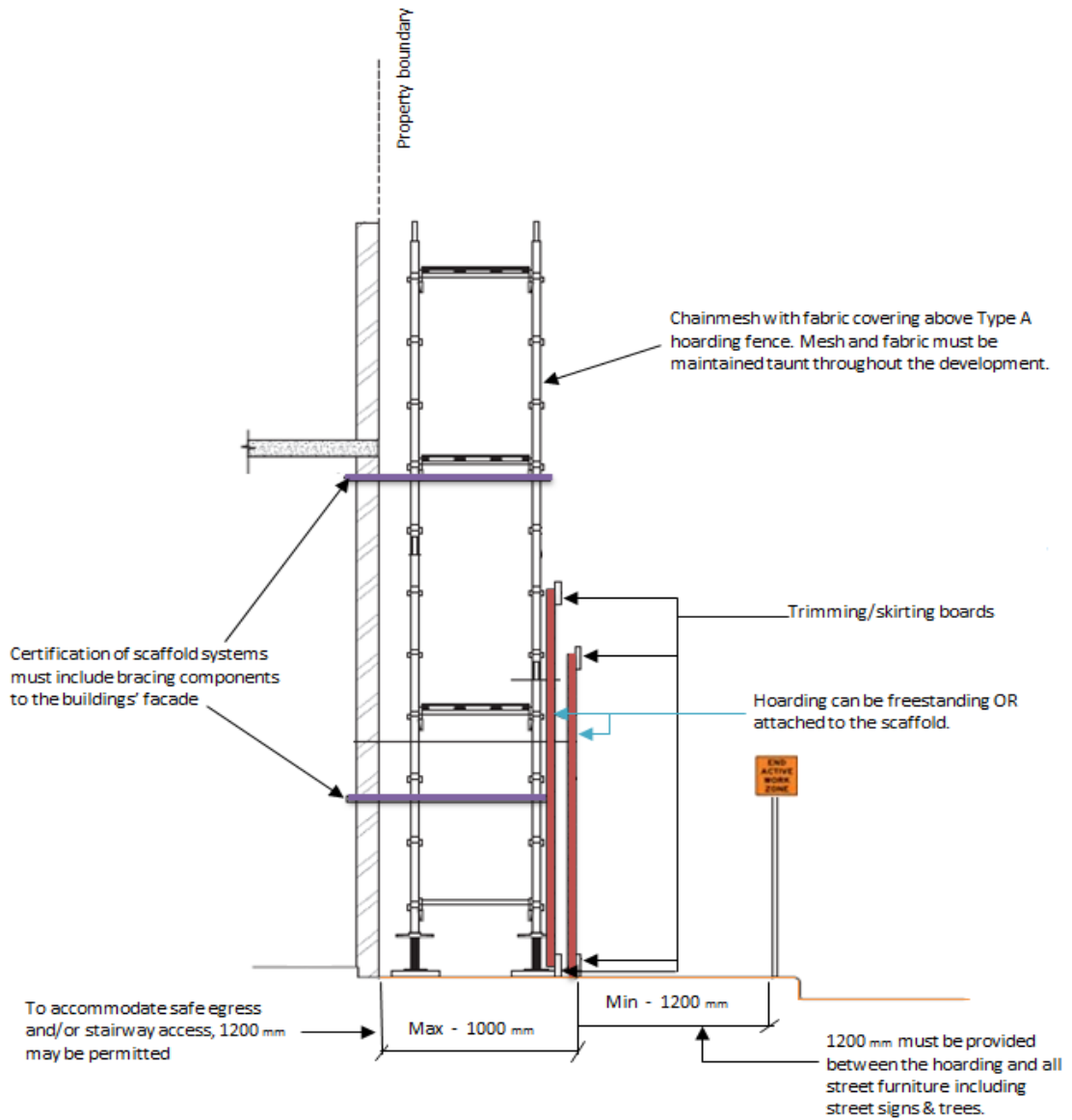


Diagram 7: Section detail of a typical Type A hoarding fence attached to a scaffold frame

3. STRUCTURAL REQUIREMENTS

3.1 General

Temporary structures must be designed in accordance with the relevant Australian Standards including AS1170 Part 1 - *Permanent, imposed and other actions*, AS1170 Part 2 - *Wind actions* and AS1170 Part 4 – *Earthquake actions*.

For Type B Hoardings, structural certification of the design is required, prepared by an appropriately qualified, registered and experienced practising structural engineer, who must have tertiary qualifications in structural engineering and chartered membership of Engineers Australia and/or hold National Professional Engineers Registration (NPER).

For large complex scaffolding installations the designer must hold appropriate and required qualifications and be licenced in accordance with the Work Health and Safety Act/Regulation and WorkSafe NSW requirements. A certificate of design for the proposed scaffolding system must be provided with an application.

The Work Health and Safety Regulation 2011 requires the person undertaking excavation work and the principal contractor, to manage the risks and comply with Clause 305 of the Regulation. This includes potential hazards for pedestrians in the public place, falling into an excavation.

3.1.1 Structural Requirements for ‘Type A’ Hoardings & ‘Type B’ Hoardings

A Type A and Type B Hoarding must comply with the relevant provisions of the Work Health and Safety Act 2011, Regulations and applicable Safe Work Australia and WorkSafe NSW codes of practice.

3.1.2 Structural Requirements for ‘Type C’ Hoardings

Type C hoardings must comply with AS1163-1991 and be of structural steel hollow sections with wire apertures not exceeding 75mm.

3.1.3 Placement of Scaffolding in a Public Place

Where necessary a suitably qualified structural engineer must certify the scaffolding design and method of attachment to a building including the adequacy of the building to support the scaffold prior to the issuing of an approval.

4. GENERAL BUSINESS

4.1 Public Liability Insurance

4.1.1 Indemnity During the Erection and Dismantling of Hoardings

The Council must be indemnified during the erection and dismantling of temporary structures and also throughout the period that structures are in place. The indemnification is against any claims for injury to persons, damage to adjoining properties and/or public places, and any excess on the insurance policy arising out of any claim.

Such indemnity must be expressed in the form of a public liability insurance policy with a minimum amount of \$20,000,000 for any individual claim that may be made.

The insurance policy must include the Council as an interested party and be held in the name of the person or business holding the temporary structures approval.

4.1.2 Indemnity for the full duration that temporary structures are in place

Indemnity insurance must be held for the full duration that a temporary structure is in place. Where an insurance policy does not cover the full period of the proposed installation, the approval will be limited to the insured period. An application to extend an approval must be made at least two (2) weeks prior to the approval lapsing and evidence of the renewed policy must be included with the application.

4.2 Applications

4.2.1 Electronic lodgement

Applicants must supply plans and supporting documentation (see below) in digital form as PDFs stored on a CD or USB. Applications will be uploaded into Council's electronic document management system and then allocated to a Building Surveyor for assessment. Once the application has been determined, applicants may be given an electronic copy of the stamped plans.

Council will accept the completed Application for Approval - Temporary Structures form, owner's consent letter and the Hoardings Checklist as electronic scanned copies. All forms, plans and supporting documents must be submitted as PDF files. Security settings including passwords and editing restrictions must not be applied to electronic plans and documents.

Plans must be to a maximum scale of 1:100 or 1:200 at A3 landscape size. All black and white plans are to be at a resolution of 400dpi. All documents containing text need to be A4.

File naming conventions apply to all electronic documents submitted i.e. title of the plan or document - address & suburb of the development site - reference and/or drawing number – date and contact e-mail and/or telephone number.

4.2.2 Drawings and Details

All plans and supporting documents must include the requirements set out in the Hoardings Checklist for Type A (or Type C) and Type B Hoardings.

Architectural plans must clearly and accurately show:

- The location of street trees, recording the height and canopy diameter including significant branches in the vicinity of the proposed temporary structure.
- Street furniture and other infrastructure including street litter bins, bench-seats, bus shelters, public telephones, bollards, power poles, street signage and footway utility access hatches etc.

4.3 Supporting Documents / Fees lodged prior to an Approval being issued

The following must be provided:

- 4.3.1** A damage deposit and/or bond for all Type B hoardings and any other temporary structures as determined by the Council. The amount will be determined in accordance with the Council's Schedule of Fees and Charges (available on the Council's website) and will be used to recover all costs incurred by the Council in repairing damaged infrastructure or undertaking maintenance works.
- 4.3.2** A copy of the current public liability insurance policy held in the name of the applicant and notes Georges River City Council as an interested party.
- 4.3.3** Payment of a footway/roadway/public land occupation fee. Applicants will be advised of the required monies payable when a determination (approval) is ready for collection. The approval will not be issued and have no effect until all fees and bonds are paid.
- 4.3.4** Payment of any required construction industry long service leave levy.

4.3.5 Correspondence from the Roads and Maritime Services (RMS) for works on a classified road and/or for work located within 100 meters of an intersection with traffic lights, traffic signals or street signage. Separate endorsement from the Roads and Maritime Service, NSW State Transit Authority and all affected Bus Operators is required to temporarily relocate a bus stop and associated facilities. The applicant is also required to negotiate a bus shelter's relocation with Adshel.

NOTE: Additional time shall be allocated to allow for required concurrences to be obtained from Roads & Maritime Services, where an approval under s115 and/or s138 of the Roads Act is required.

4.4 Hoarding Installation, Removal, Notification and Certification

4.4.1 Prior to installing and removing a temporary structure

Before installing an approved temporary structure, separate approval is required for:

- Installing temporary barricading to control pedestrians and traffic at the work area in which the temporary structure will be erected and dismantled.
- The work times for the installation/removal.
- Hoisting the temporary structure or components to and from a vehicle standing on the roadway within authorised kerb-side parking spaces.
- Temporarily relocating an affected bus stop away from the site.



Figure 15: Pedestrian & motor vehicle controllers while hoisting goods.

4.4.2 A separate **works zone** application must be lodged and approval obtained where use of the roadway is required. (Enquiries can be made at Council's Customer Service Counter).

Approval must be obtained from the NSW State Transit Authority the Roads and Maritime Service, Councils Engineering Service Delivery and bus operators. Details of which are to be provided with the application.

4.4.3 Applications must include a traffic/pedestrian management plan. Accredited traffic and pedestrian controllers must be used during the installation, repair/modification and removal of a temporary structure.

Building material and equipment including construction waste bins associated with a development site must not be stored in a public place. Construction waste chutes installed over a public place are not permitted.

4.5 Maintenance of Temporary Structures and Public Places adjoining

4.5.1 General requirements

Section 142 of the Roads Act requires a person who has benefit of a temporary structure on or over a public road to maintain the structure in a satisfactory state of repair. If structures are inadequately maintained, the Council will instruct the applicant to rectify the defects.

Hoardings

Hoarding site fences must be kept free of graffiti and bill posters and the structural frame of Type B hoardings must be kept clean, tidy and in good condition.

Scaffolding

Scaffolding structures must be maintained to ensure continued compliance with the AS 1576.1: 2010 'Scaffolding – General requirements' and Clause 225 of the Work Health and Safety Regulation.

Notes: Section 140(1) (a) of the Roads Act 1993 requires the holder of an approval (Permit) to maintain a structure in a satisfactory state of repair.



Figure 16: Mesh used to deter bill posters & graffiti

Section 108 of the Local Government Act 1993 allows the Council to revoke an approval for any circumstance set out in s109. Under s140 of the Roads Act 1993 the Council can also revoke an approval at any time and for any reason.

A direction to remove a structure can be issued under s107 of the Roads Act 1993.

4.6 Damage Deposit and/or Bond

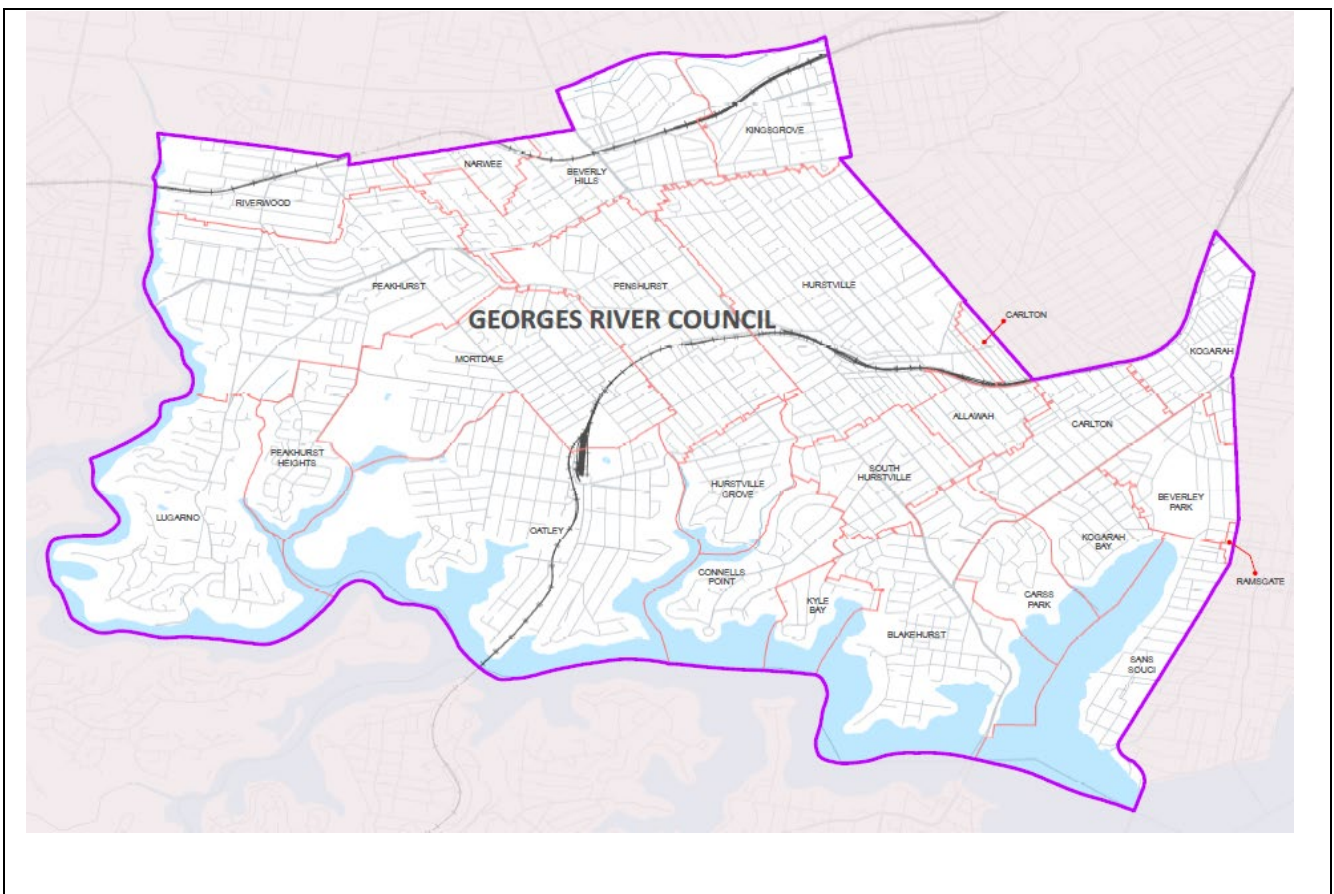
4.6.1 Public Places and infrastructure

A Damage Deposit and/or Bond may be used to recover costs incurred by the Council including, but not limited to, the following circumstances:

- (a) Administering and enforcing the conditions of the approval where the person or company having the benefit of an approval fails to comply with the conditions of approval and/or a direction of the Council to rectify, repair or maintain a temporary structure.
- (b) Repairs to damaged Council infrastructure including street trees/trees on public land where the applicant fails to undertake required rectification work or where the work is not to the Council's satisfaction.
- (c) The removal of temporary structures where an approval has lapsed or been revoked and the applicant fails to remove the structure.

- (d) The condition of the temporary structure is found to be structurally defective or inadequate requiring its removal or modification and the applicant or owner of the structure fails to take appropriate action thereby requiring the Council to remove the structure or carry out remedial repairs.
- (e) General maintenance including the removal of graffiti and bill posters that has not been carried out regularly or a structure's surface is not kept in good repair and appearance requiring the Council or its contractors to undertake maintenance work.
- (f) Removal of structures that are not required and remain in place after works on the roadway or public lands are complete or fees have not been paid.

Note: A Damage Deposit / Bond is generally not required for Type A hoardings or scaffolding systems.



Map of Georges River Local Government Area – (Suburbs and Adjoining LGA's)