



## Hoarding and Tower Crane Standard

Adopted: 3 March 2023

033204.2023



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# Hoarding and Tower Crane Standard

**DIRECTORATE:** City Economy & Growth

**BUSINESS UNIT:** Community Standards

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## 1. PURPOSE/ OBJECTIVES

1.1 The purpose of this Standard is to provide guidelines and controls for both *hoardings* and *tower cranes* during development activities undertaken within Liverpool City Council local government area.

1.2 The Standard prescribes design and installation criteria to control the placement of *hoarding* located on, or *tower cranes* which overhang, *slew* or hoist, over a public place or road.

1.3 Minimise unreasonable obstructions and impacts to pedestrians and road users during development activities on adjacent land

1.4 Provide safe public access adjacent to development sites.

## 2. SCOPE

2.1 This Standard applies to the erection of *hoardings* and *tower cranes* within the Liverpool City Council local government area.

## 3. DEFINITIONS

3.1 The following terms are used to interpret this standard:

***Classified Road*** means any of the following:

- (a) a main road,
  - (b) a highway,
  - (c) a freeway,
  - (d) a controlled access road,
  - (e) a secondary road,
  - (f) a tourist road,
  - (g) a tollway,
  - (h) a transitway,
  - (i) a State work.
- (See Roads Act 1993 for meanings of these terms.)

**High Risk Zone** means pursuant to the Liverpool Local Environment Plan 2008 land within the following land use zones:

- B1 – Neighbourhood Centre**
- B2 – Local Centre**
- B3 – Commercial Core**
- B4 – Mixed Use**
- B5 – Business Development**
- B6 – Enterprise Corridor**
- E1 – National Parks and Nature Reserves**
- E2 – Environmental Conservation**
- E3 – Environmental Management**
- IN1 – General Industrial**
- IN2 – Light Industrial**
- IN3 – Heavy Industrial**
- R4 – High Density Residential**
- R5 – Large Lot Residential**
- RE1 – Public Recreation**
- RE2 – Private Recreation**
- RU1 – Primary Production**
- RU2 – Rural Landscape**
- RU4 – Primary Production Small Lots**
- SP1 – Special Activities**
- SP2 – Infrastructure**
- W1 – Natural Waterways**
- W2 – Recreational Waterways**

**Hoarding** means a temporary barrier or structure erected on Council land to restrict public access to a development site and may include an overhead protective barrier to minimise potential harm to the public as a result of the development. There are two (2) types of hoardings:

**Type A Hoarding** means a site fence which encloses or isolates a development site from public areas primarily to restrict access from the public.

**Type B Hoarding** means a site fence which provides additional overhead protection. They can be stand alone or incorporate site sheds or site offices and are required when works to an existing or proposed building are 7500 mm or greater in height and less than 3500 mm from the street alignment; or contain a vertical height above footpath level of 4000mm or greater.

**Hoisting** means to raise or lift objects by means of ropes and pulleys.

**Low Risk Zone** means pursuant to the Liverpool Local Environment Plan 2008 land within the following use land zones:

R1 - General Residential (unless development associated with high-risk zone)

R2 - Low Density Residential

R3 - Medium Density Residential

**Public Land** means the land under control of the Council

**Public Road** means a road or footpath which the public are entitled to use

**Shared Pathway** means a pathway that supports multiple recreation and transportation opportunities, such as walking, bicycling, inline skating and people in wheelchairs

**Slew/slewing** means the angular movement of a crane boom or crane jib in a horizontal plane.

**Tower Crane** means an immobile crane fixed to a building or development site and consists of a boom or jib mounted to a tower structure, for the purpose of hoisting and/or slewing materials.

## 4. GENERAL

**4.1** Hoardings are designed to protect the public from the hazards of adjacent construction, excavation or demolition works. All development sites within Liverpool City Council's Local Government Area must be secured to prevent unauthorised entry and to provide safe access in accordance with current work, health and safety requirements.

**4.2** Approvals for hoardings or *tower cranes* (which are temporary structures) are determined by Council in accordance with Section 68 of the Local Government Act 1993 (an activity under Category Part E (2)). Any approval issued by Council will be subject to conditions with which any person acting on the approval must comply.

**4.3** When it is proposed to erect a *tower crane* on/over a *Classified Road*, the concurrence of the Transport for NSW (TfNSW) must also be obtained (s138(2) of the Roads Act 1993). Council must refer the application to RMS for their concurrence. It is important that applicants allow sufficient time in their work program to obtain the required concurrences and approvals. A schedule of *Classified Roads* are available via the Transport for NSW link:

<https://roads-waterways.transport.nsw.gov.au/business-industry/partners-suppliers/lgr/documents/classified-roads-schedule.pdf>

**4.4** *Hoardings* and *tower cranes* shall be of a good condition and maintained regularly to prevent injury to the general public and protect the amenity of the surrounding land.

**4.5** *Tower cranes* (specifically the overhang, *hoisting* or *slew*) located or moving wholly within the confines of private property, are not obligated to obtain a *tower crane* approval from Council, however, development consent may still be required. Construction sites must comply with relevant parts of this Standard, SafeWork NSW Code of Practice 1995 for Overhead Protective Structures and the Work Health and Safety Act 2011 to ensure public safety and access is maintained.

**4.6** Approvals can be renewed or extended in accordance with the provisions of the Local Government Act 1993:

- a) Council may determine to extend a *hoarding* or *tower crane* approval under Section 107 if it is satisfied that there is good cause for doing so. NOTE: Council will not extend an approval beyond five years.
- b) An approval to extend an approval must be obtained before it lapses or within three (3) months of lapsing. The application must:
  - i. Provide reasons for an extension of approval;
  - ii. Set out the proposed extended period required; and,
  - iii. Set out any actual changes, if any, from the original approval.
- c) A certificate from an appropriately qualified person may also be required to confirm that the temporary structure remains structurally sound.
- d) A renewal must include payment, as prescribed under Council's adopted Fees and Charges. Failure to renew an application may impact the development works or even to cease.

**4.7** Section 672 of the Local Government Act 1993 states that a non-compliance with an approval issued under this Act is a breach of the Act.

## **5. HOARDINGS**

**5.1** Prior Council approval is required where a *hoarding* is proposed to be installed on or above a *public road*/footpath in association with development on adjacent land. *Hoarding* fees will be charged in accordance with Council's adopted Fees and Charges.

**5.2** *Hoardings* shall be designed in accordance with adopted designs and specifications stipulated within this Standard, being a *Type A* or *Type B Hoarding* or both. The type of *hoarding* required to be erected will be determined by the locality, being either within a Low Risk Zone or a High Risk Zone and nature of the proposed development.

**5.3** All site office and work sheds are to be located on private property. Where this is not possible a *Type B Hoarding* must be erected.

### **5.4 TYPE A HOARDINGS**

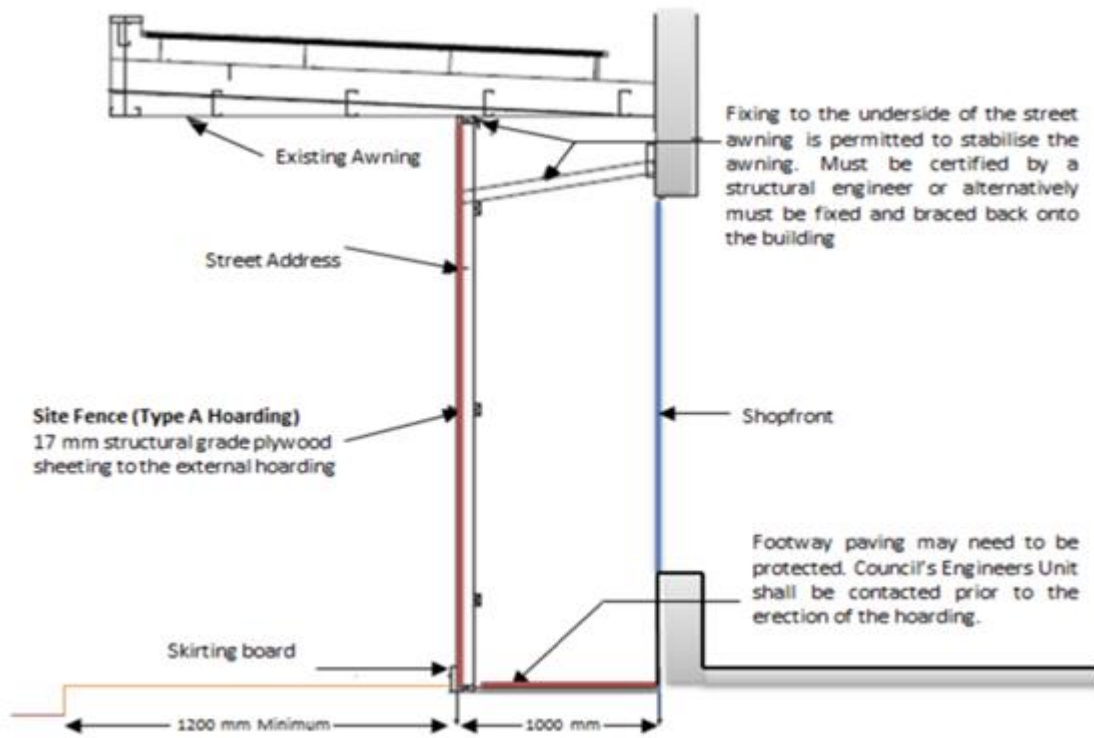
#### **5.4.1 Low Risk Zones**

##### **5.4.2 Construction:**

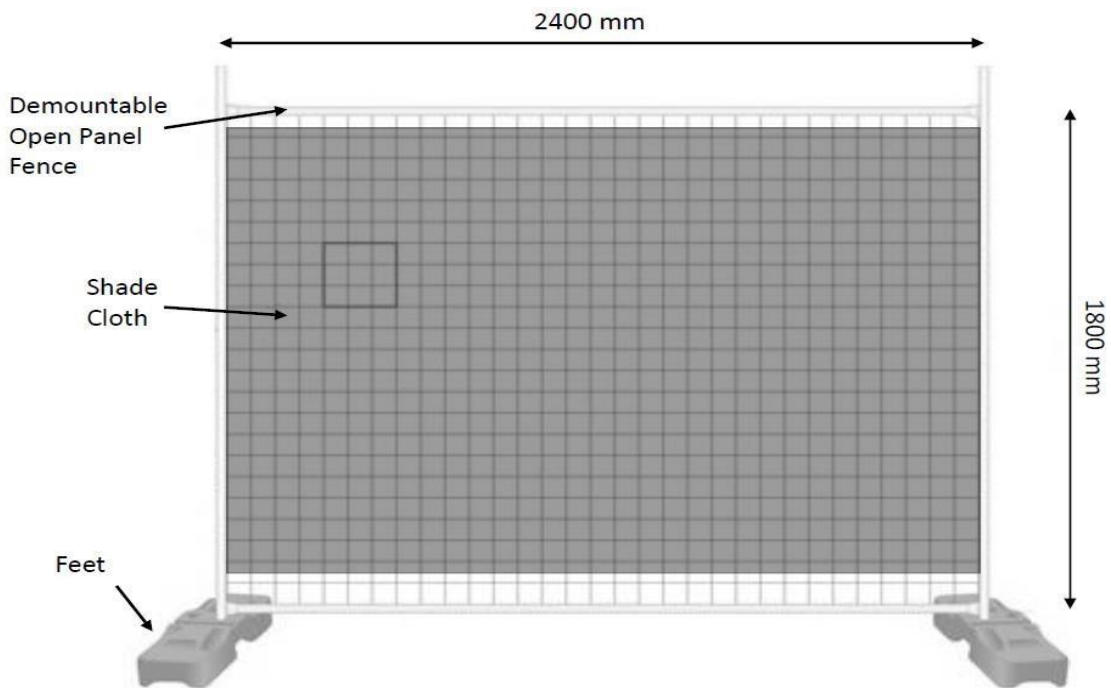
- a. Must be a minimum height of 1800mm
- b. May be constructed of a demountable open panel fence (temporary fencing) with dust preventative measures (mesh, dust preventative wrap)
- c. May encroach onto Council's land to the extent of the nature strip and up to the footpath, ensuring the footpath is left accessible for pedestrians – in circumstances where there is no nature strip and the footpath abuts the boundary, a maximum encroachment of 600mm is allowed
- d. Minimum width of accessible footpath shall be 1200 mm or the existing footpath width (the greater of the two shall be adopted) to ensure continual pedestrian access
- e. Pedestrian access is required to be of the same quality and standard as to what was there prior to the *hoarding* being erected
- f. Supporting feet elements of the *hoarding* structure are to be visually obtrusive to ensure they easily visible by pedestrians
- g. Must not obstruct the view of traffic lights or signage
- h. The area of encroachment on Council's road reserve is to be reinstated to original condition upon removal of the *hoarding*.

**Examples of acceptable Type A Hoarding construction within Low Risk Zones are provided in Figures 1.1 and 1.2 below:**

**Figure 1.1**



**Figure 1.2**



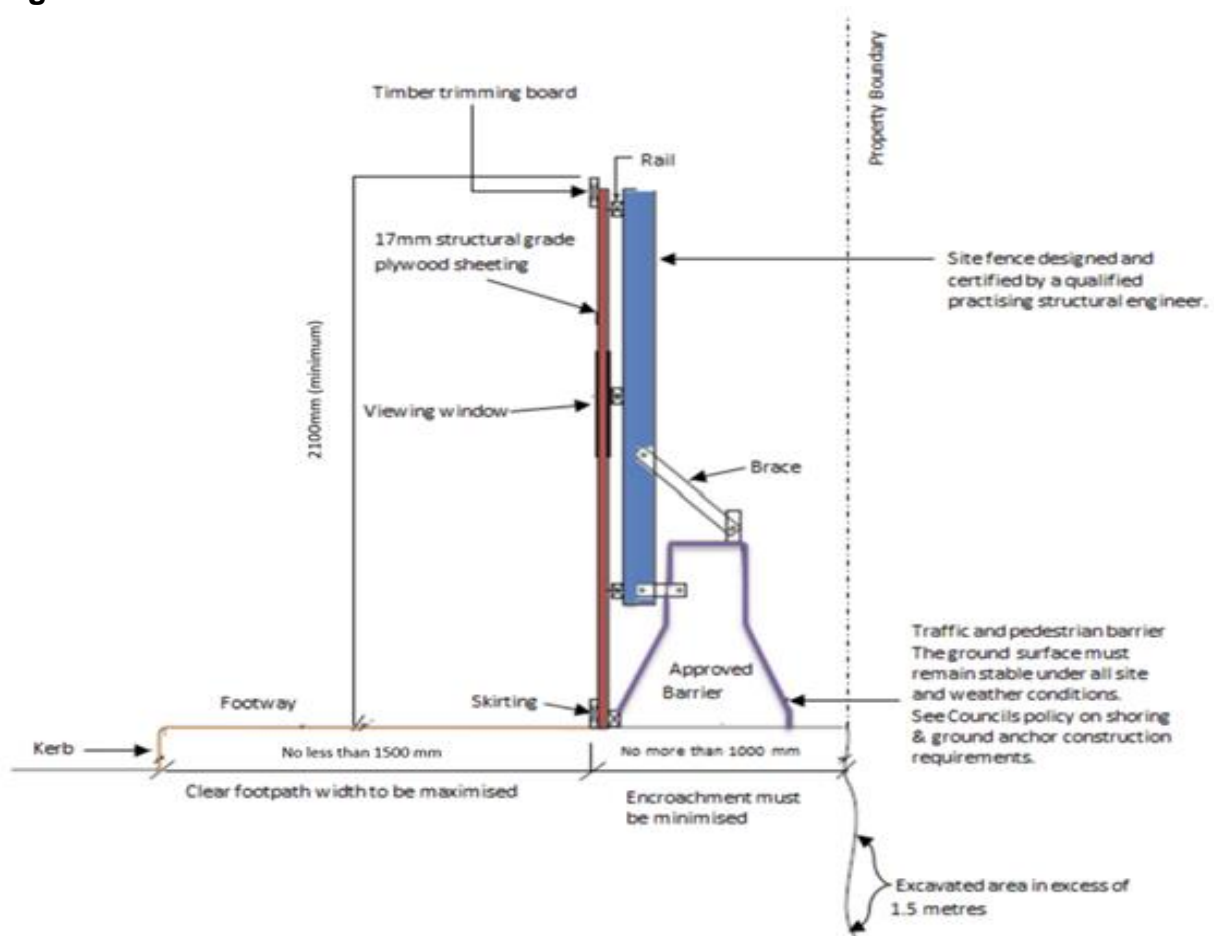
### 5.4.3 High Risk Zones

#### 5.4.4 Construction:

- Have a minimum height of 2100 mm
- Be constructed of solid timber panels with a minimum thickness of 17 mm. Also, the *hoarding* is to be free of any protrusions (i.e., bolts and nails) and panels must be securely fixed flush and even
- Have a minimum width of accessible footpath shall be 1500 mm to ensure continual pedestrian access
- Pedestrian access is required have the same quality and standard as what was there prior to the *hoarding* being erected
- Must not obstruct the view of traffic lights or signage
- Certified by a qualified and practicing structural engineer

Example of acceptable Type A Hoarding construction within High Risk Zones is provided in Figures 1.3 below:

Figure 1.3





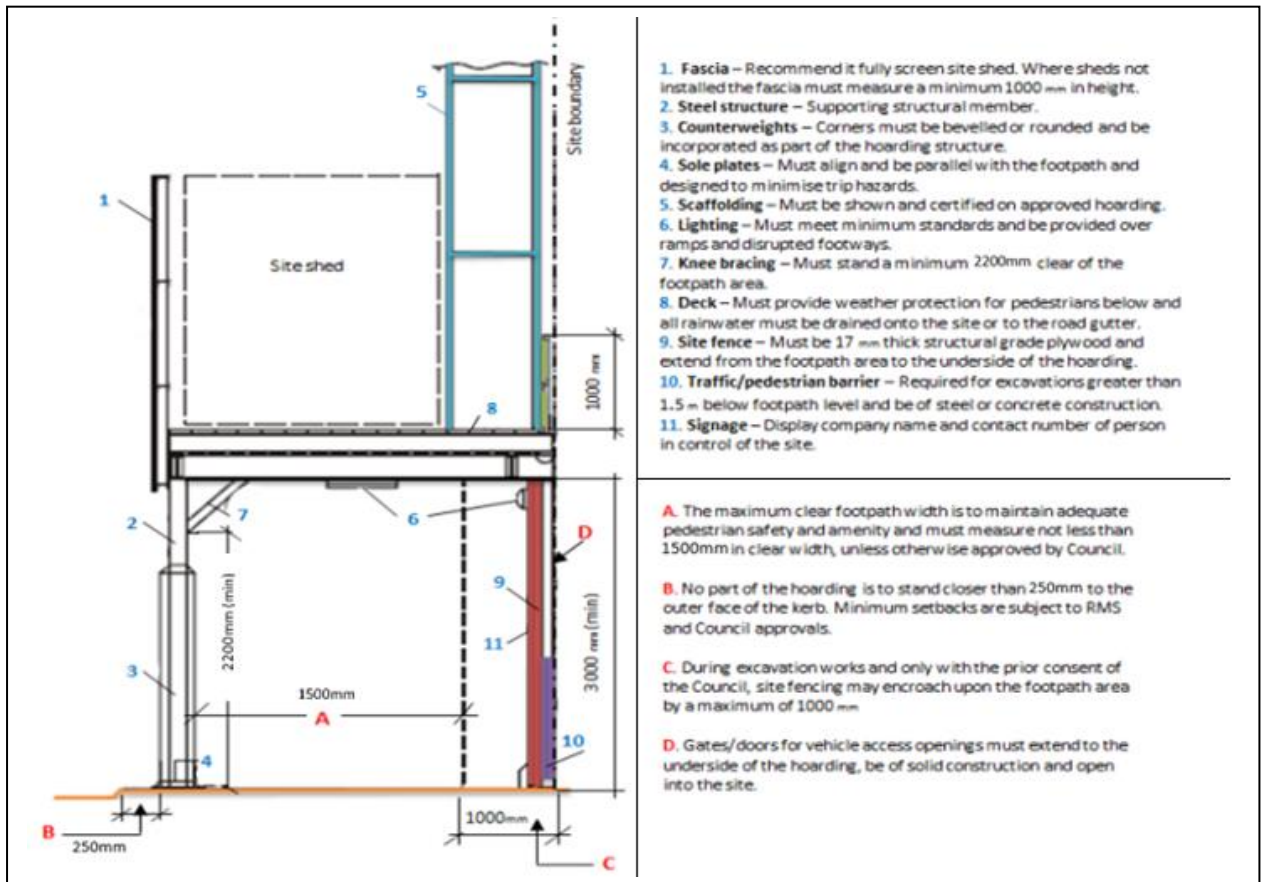
## 5.5 TYPE B HOARDINGS

### 5.5.1 Construction:

- a. Have a minimum clear distance of 250 mm from the edge of the kerb to any part of the *hoarding* structure. If this distance is greater than 400 mm, pedestrian access between the structure and the kerb is to be blocked off at each end
- b. Have a minimum overhead clearance of 2200 mm to any bracing, beams or any other part of the structure
- c. The street side is to be open for at least two-thirds of its height for the full length of the structure to prevent a “tunnel effect”
- d. A clear span of 1500 mm is required for continual pedestrian access at all times
- e. Structure must be of square hollow section type construction or similar (subject to Council review i.e. container type)
- f. The structure shall be painted white below deck level to assist with visibility
- g. Design certification by a qualified and practicing structural engineer is required
- h. When a *Type B Hoarding* is proposed along a *shared Pathway*, the standard *hoarding* minimum clearances may not be applicable. In such cases Council will evaluate *hoardings* and propose a solution in consultation with Council’s Traffic Engineers to ensure functionality of both the shared pathway and proposed *hoarding*
- i. Site offices and or sheds placed above *Type B Hoardings* must have a minimum ceiling height of 2400 mm and must be tied down to the deck of the *hoarding* by suitable structural fixings – which are to be certified by a qualified practicing structural engineer
- j. Site offices, sheds and work are to be concealed from public view.

**Examples of acceptable Type B Hoarding Construction are provided in Figures 1.4, 1.5 and 1.6 below:**

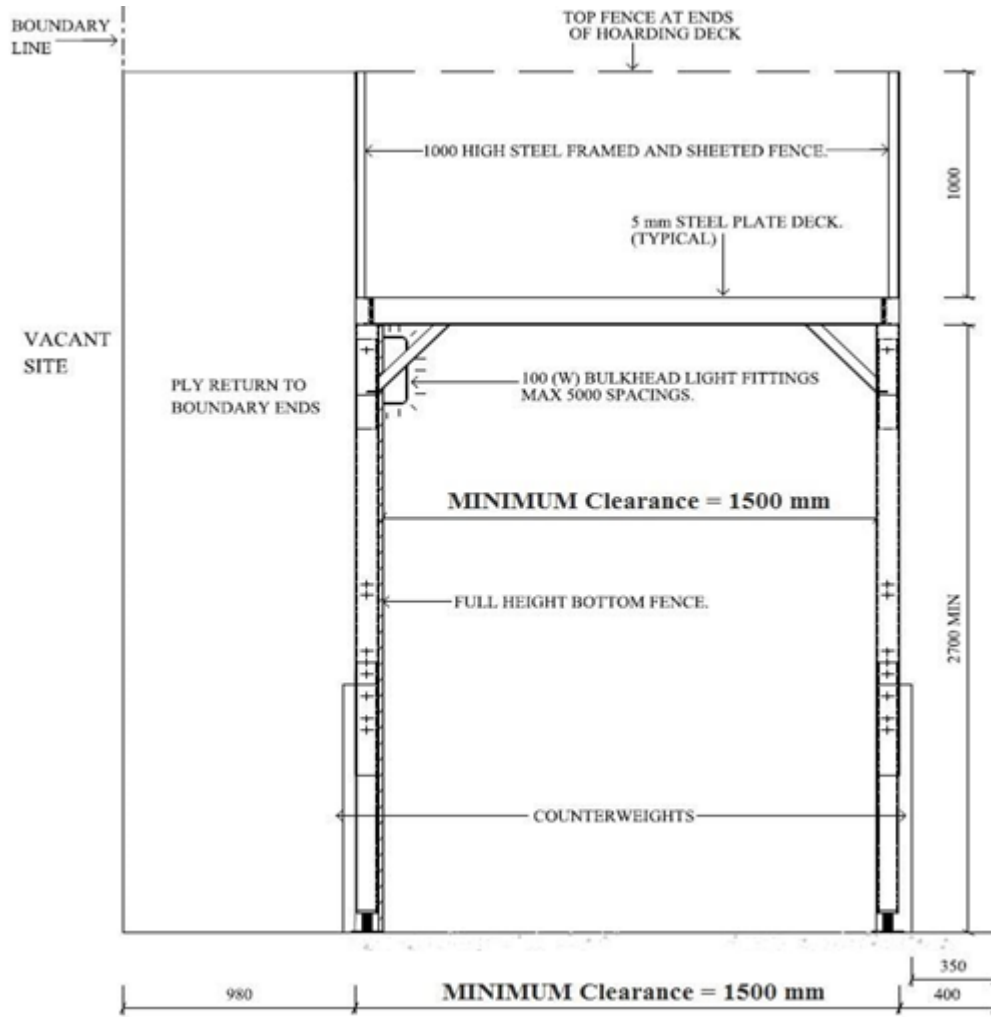
Figure 1.4



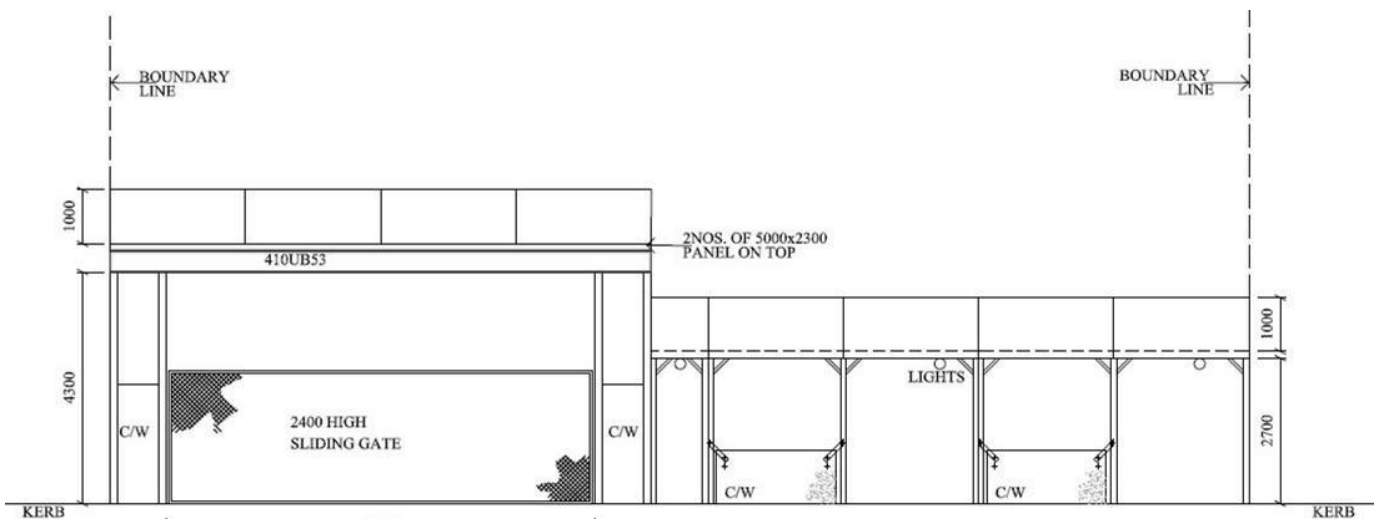
1. **Fascia** – Recommend it fully screen site shed. Where sheds not installed the fascia must measure a minimum 1000 mm in height.
2. **Steel structure** – Supporting structural member.
3. **Counterweights** – Corners must be bevelled or rounded and be incorporated as part of the hoarding structure.
4. **Sole plates** – Must align and be parallel with the footpath and designed to minimise trip hazards.
5. **Scaffolding** – Must be shown and certified on approved hoarding.
6. **Lighting** – Must meet minimum standards and be provided over ramps and disrupted footways.
7. **Knee bracing** – Must stand a minimum 2200mm clear of the footpath area.
8. **Deck** – Must provide weather protection for pedestrians below and all rainwater must be drained onto the site or to the road gutter.
9. **Site fence** – Must be 17 mm thick structural grade plywood and extend from the footpath area to the underside of the hoarding.
10. **Traffic/pedestrian barrier** – Required for excavations greater than 1.5 m below footpath level and be of steel or concrete construction.
11. **Signage** – Display company name and contact number of person in control of the site.

- A.** The maximum clear footpath width is to maintain adequate pedestrian safety and amenity and must measure not less than 1500mm in clear width, unless otherwise approved by Council.
- B.** No part of the hoarding is to stand closer than 250mm to the outer face of the kerb. Minimum setbacks are subject to RMS and Council approvals.
- C.** During excavation works and only with the prior consent of the Council, site fencing may encroach upon the footpath area by a maximum of 1000 mm.
- D.** Gates/doors for vehicle access openings must extend to the underside of the hoarding, be of solid construction and open into the site.

**Figure 1.5**



**Figure 1.6**



**5.5.2** All *Type B Hoardings* are to be constructed in accordance with the above design criteria, illustrations and SafeWork NSW document Overhead Protective Structures Code of Practice 1995, which can be found at: [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au) regardless of whether the *hoarding* is located within a *Low Risk Zone* or *High Risk Zone*.

## 5.6 Prohibited Hoarding Materials:

5.6.1 The following materials are not permitted to form part of *hoarding* structures (*Type A* and or *Type B Hoardings*) situated on Council controlled *Public Land* and or *Public Road*:

- a. Scaffolding;
- b. Demountable open panel fencing (temporary fencing) - with the exception of *Type A Hoardings* in *Low Risk Zones*;
- c. Reinforcing mesh;
- d. Star pickets and Cyclone mesh; and,
- e. Similar structures as mentioned above that are not permanently fixed.

## 5.7 Lighting:

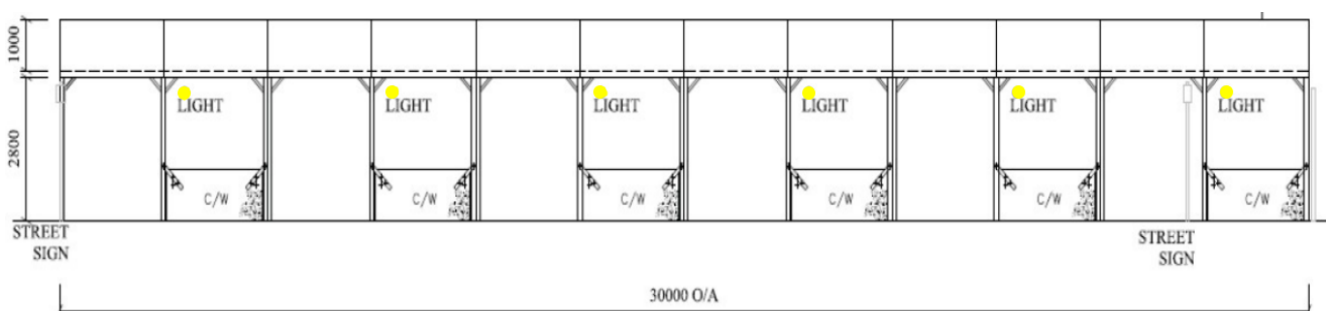
5.7.1 *Type B Hoarding* lighting, connected to mains power supply, must be provided to ensure the pedestrian pathway or footpath is well lit for pedestrians. Lighting is to be equal to the level and distribution pattern of the existing street lighting in the area.

5.7.2 Where pedestrian hazards associated with the *hoarding* are present, Council will require the establishment of significantly higher lighting levels.

5.7.3 All lighting associated with *hoardings* must not impact on surrounding traffic.

**Example of acceptable Type B Hoarding lighting is provided in Figures 1.7 below:**

**Figure 1.7**



## **5.8 Use of Cranes or the like:**

5.8.1 A crane or similar (i.e. mobile crane, hoist, concrete pump etc.) must not be used to convey material over *Public Land* or a Road unless a *Type B Hoarding* is in place and a separate Work Zone or Road Occupancy approval has been obtained from Council.

5.8.2 The use of cranes, hoists, and concrete pumps shall not be placed on *Public Land* or a Public Road unless prior approval has been obtained from Council.

## **5.9 Protection of public:**

5.9.1 Vehicles must not cross the footpath to gain access to a development site unless using a temporary vehicular crossing constructed to the satisfaction of Council.

5.9.2 The temporary vehicular crossing shall protect the existing footpath, be maintained and not cause a tripping hazard or pose a danger to the public

5.9.3 Access for people with disabilities must be maintained at all times. Where required pedestrian detours or alternative pathways must be provided. These alternative pathways must provide appropriate widths, levels, gradients, tactile indicators and colour schemes to assist people with disabilities.

5.9.4 Pathways must be repaired immediately if damaged to ensure pedestrian safety. Footpaths are to be reinstated to their original condition when a *hoarding* is removed to the satisfaction of Council.

5.9.5 Any obstruction to the footpath from a proposed concrete pour, laying of cables, conduits, drainage pipes, service lines and the like requires the separate prior approval of Council.

## **5.10 Utility services:**

5.10.1 Access to hydrants, utility services and sewer manholes are not to be obstructed and maintained at all times during the development.

5.10.2 Where a *hoarding* structure is in close proximity to overhead electricity wires electrical hazards may exist. Any person acting on the approval must consult with the relevant electrical authority if the structure is within two metres of wiring. All electrical distribution boards required for site works are to be located within the site and not attached externally to the structure.

5.10.3 Any person acting on the approval must consult with the appropriate utility service providers to ensure there are no adverse impacts to infrastructure from the proposed work.

## **5.10 Maintenance of Hoardings:**

**5.10.1** Bill posters and or graffiti must be removed or painted over on all *hoarding* structures within 48 hours of detection or notification by Council. *Hoardings* must consist of appropriate coverings to assist in graffiti removal or measures to reduce the occurrence of graffiti.

**5.10.2** Damaged panels or fencing that are no longer fit for purpose are to be replaced as soon as practical after damage detected.

## **5.11 Protection of Council Trees and Vegetation:**

5.11.1 The design of a *hoarding*, including the type and location of posts, counter weights, crossings and overhead decking must be designed to minimise potential impact on trees and vegetation within the *Public Land* or *Public Road*.

5.11.2 Tree preservation measures may be required if there is a potential impact to existing trees. No tree cutting, lopping or removal is permitted without the prior approval of Council.

## **5.12 Council Assets:**

5.12.1 Council's infrastructure and assets must not be interfered with or damaged during the construction or operation of the *hoarding*. This includes but limited to drainage systems, kerb and gutter, footpaths and the like. Prior approval from Council is required for any modification to Council's existing infrastructure.

5.12.2 The use of the roadway for storage of materials, loading and unloading is not permitted at any time, unless prior approval has been obtained from Council via a Road Occupancy and or Work Zone approval.

5.12.3 Council's footpaths, roadways and ancillary infrastructure assets (i.e. street furniture, signage and the like) must be reinstated to their original condition when a *hoarding* is removed.

## **5.13 Traffic Management Plan:**

5.13.1 A Traffic Management Plan (TMP) must be prepared by an accredited Traffic Engineer if the erection of *hoarding* is likely to affect pedestrian or traffic movements during the construction, operation, or removal phase. The TMP must identify traffic and pedestrian issues, recommend appropriate means for dealing with such issues and must be submitted with the *hoarding* application for Council approval. Council's

Traffic Engineers may provide relevant advice regarding the contents of the TMP and or request additional permits be obtained in addition to the *hoarding* approval.

5.13.2 A TMP must refer to relevant Council, Police and/ or RMS requirements. Special conditions may apply particularly in high trafficable areas of the City or in the vicinity of pedestrian malls and traffic interchanges.

5.13.3 The TMP should provide for traffic control in accordance with Revision of Guide to Traffic Engineering Practice Part 8: Traffic Control Devices. Details to be included in the TMP as required.

5.13.4 A copy of the TMP must be available onsite at all times for the inspection of an authorised officer of Council, the NSW Police or RMS.

#### **5.14 Obstruction to Traffic Lights, RMS Cameras, and CCTV Cameras:**

5.14.1 All *hoardings* must be constructed so that they will not obstruct the sight lines of either motorists or pedestrians to traffic lights, signals and cameras.

5.14.2 The *hoarding* application site plan must set out the location of all traffic lights, RMS monitoring cameras, closed circuit television cameras and the like. The application is to demonstrate that the operation of these facilities are not interfered to obstructed. Referrals to the appropriate authority or Council or private organisations may be required to confirm there is no proposed interference.

## **6 Tower cranes**

**6.1** *Tower cranes* shall be designed and installed in accordance with engineer certified designs and specifications.

**6.2** *Tower cranes* shall not be erected or encroach on any *public land, public road* or neighbouring properties without separate Council approval.

**6.3** *Tower cranes* shall only be operated between the approved operating hours prescribed by the relevant approval issued by Council.

**6.4** *Tower cranes* shall not compromise existing street activities by maintaining adequate clearances. The proposed location of the *tower crane* footings shall be shown on the site plan as approved by Council and maintained at all times.

**6.5** Any approval for *hoisting* activity over *public land* or *public road* is regulated under the Local Government Act 1993. Any approval granted for this activity does not endorse or approve the design or structural adequacy for a *hoisting* device, system or operation for the purposes of satisfying a person's responsibilities under the Work Health and Safety Act 2011, including the provisions of Clauses 34, 35, 54, 55 and 235 of the Work Health and Safety Regulation 2011.

**6.6** *Tower crane* imagery shall not be illuminated, aside from aviation warning lights.

**6.7** Any modification to an approved *hoarding* or *tower crane* design or change from one type of *hoarding* or *tower crane* to another, requires the submission of a further application for Council approval, accompanied with reasons to support the proposed changes and payment of prescribed under Council's adopted Schedule of Fees and Charges. Additional information may be requested by the assessing officer in order to appropriately assess the application.



## STANDARD STATEMENT

The standard explains what is to be done, by whom and when. Set it out as shown below.

Responsible staff position	Step number	Action
Manager Community Standards		

## AUTHORISED BY

Chief Executive Officer

## EFFECTIVE FROM

3 March 2023

## REVIEW DATE

The standard must be reviewed every two years or more frequently depending on its category or if legislative or Standard changes occur.

## VERSIONS

Version	Amended by	Changes made	Date	TRIM Number
1	Adem Sertlioglu, Aydin Sertlioglu	New Standard	29/1/2020	105918.2020
2	Michael Cuschieri Robert Bennett	Various	2/2/2023	033204.2023

## REFERENCES

The following acts and regulations are the guiding legislation for *hoarding* and *tower crane* matters:

- *Environmental Planning and Assessment Act 1979*
- *Local Government Act 1993*
- *Roads Act 1993*
- *Work Health and Safety Act 2011*
- *SafeWork NSW Code of Practice – Overhead Protective Structures 1995*
- *AS 1742 Part 3 Manual of Traffic Control Devices*
- *AS 4687 Temporary Fencing and Hoardings*
- *Revision of Guide to Traffic Engineering Practice Part 8: Traffic Control Devices*