City of Ryde

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City of Ryde
Development Control Plan 2014

Part: 8.1
Construction Activities

Translation

ENGLISH

If you do not understand this document please come to Ryde Civic Centre, 1 Devlin Street, Ryde Monday to Friday 8.30am to 4.30pm or telephone the Telephone and Interpreting Service on 131 450 and ask an interpreter to contact the City of Ryde for you on 9952 8222.

ARABIC

إذا تعذر عليك فهم محتويات هذه الوثيقة، نرجو الحضور إلى موكز بلدية رايد على العنوان: 1 Devlin Street, Ryde من الاثنين إلى الجمعة بين الساعة 8.30 صباحًا والساعة 4.30 بعد الظهر، أو الاتصال بمكتب خدمات الترجمة على الرقم 131 450 لكي تطلب من أحد المترجمين الاتصال بمجلس مدينة رايد، على الرقم 9952 8222، نيابةً عنك.

ARMENIAN

Եթէ այս գրութիւնը չէք հասկնար, խնդրեմ եկէք՝ Ռայտ Սիվիք Սենթըր, 1 Տելվին փողոց, Ռայտ, (Ryde Civic Centre, 1 Delvin Street, Ryde) Երկուշաբթիէն Ուրբաթ կ.ա. ժամը 8.30 – կ.է. ժամը 4.30, կամ հեռաձայնեցէք Հեռաձայնի եւ Թարգմանութեան Սպասարկութեան՝ 131 450, եւ խնդրեցէք որ թարգմանիչ մը Ռայտ Քաղաքապետարանին հետ կապ հաստատէ ձեզի համար, հեռաձայնելով՝ 9952 8222 թիւին։

CHINESE

如果您看不懂本文，請在周一至周五上午 8 時 30 分至下午 4 時 30 分前往 Ryde 市政中心詢問 (Ryde Civic Centre, 地址: 1 Devlin Street, Ryde)。你也可以打電話至電話傳譯服務中心，電話號碼是: 131 450。接通後你可以要求一位傳譯員爲你打如下電話和 Ryde 市政廳聯繫，電話是: 9952 8222。

FARSI

اگر این مدرک را نمی فهمید لطفاً از 8.30 صبح تا 4.30 بعد از ظهر دوشنبه تا جمعه به موکز شهرداری رایدRyde Civic Centre, 1 Devlin Street, مراجعه کنید یا به سرویس مترجم تلفنی شماره 131 450 تلفن بزنید و از یک مترجم بخواهید که از طرف شما با شهرداری رایدRyde شماره 9952 8222 تلفن بزند.

ITALIAN

Se non capite il presente documento, siete pregati di rivolgervi al Ryde Civic Centre al n. 1 di Devlin Street, Ryde, dalle 8.30 alle 16.30, dal lunedì al venerdì; oppure potete chiamare il Telephone Translating and Interpreting Service al 131 450 e chiedere all'interprete di contattare a vostro nome il Municipio di Ryde presso il 9952 8222.

KOREAN

이 문서가 무슨 의미인지 모르실 경우에는 1 Devlin Street, Ryde 에 있는 Ryde Civic Centre 로 오시거나 (월 – 금, 오전 8:30 – 오후 4:30), 전화 131 450 번으로 전화 통역 서비스에 연락하셔서 통역사에게 여러분 대신 Ryde 시청에 전화 9952 8222 번으로 연락을 부탁하십시오.

Amend. No.	Date approved	Effective date	Subject of amendment

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1.0 INTRODUCTION

1.1 The Objectives of this Part

The objectives of this Part are:

1. To encourage consideration of Ecologically Sustainable Development and Site Management when developing a site;
2. To ensure adequate controls are in place on or near a site to minimise the impact of construction activities on adjoining properties;
3. To provide requirements and advice to applicants in regard to site management;
4. To improve water quality of creeks and receiving waters (Lane Cove River & Parramatta River); and
5. To ensure public health and safety is maintained.

1.2 When to use this Document

This document is to be used when:

- Developing all new subdivisions;
- Developing new single or dual occupancy domestic buildings;
- Altering or adding to domestic buildings;
- Developing new commercial, institutional or multiple occupancy residential developments;
- Developing ancillary structures, such as tennis courts & swimming pools;
- Making alterations or connections to the street and trunk drainage throughout Ryde; and
- Carrying out alteration or additions to utilities or other services in public roads.

The Part applies to all lands within the Ryde City Council area.

Note: It is important that the requirements of Council's Development Engineers are obtained at the start of the design process of the proposed development.

2.0 SITE WORK PRACTICES

2.1 Sediment & Other Pollution Controls

2.1.1 General

a. Appropriate site works practices are to be adopted during the construction phase of a development in order to:
   i. Counter the effects of soil erosion and sedimentation. These effects include the filling of natural and artificial wetlands, smothering of natural vegetation, reduction of stormwater drainage capacity, damage to bushland and aquatic habitats, and degradation of receiving waters (Lane Cove and Parramatta Rivers);
   ii. generally apply the principles of ecologically sustainable development (ESD); and
   iii. employ best management practices (BMP) based on the best available technology in order to mitigate soil erosion and trap pollutants at the source.

2.1.2 Erosion and Sediment Control Plan

a. For construction sites between 250 m^2 and 2500 m^2 (area of disturbed land) an *Erosion and Sediment Control Plan* (ESCP) must be prepared and approved prior to any **Construction Certificate** being issued to undertake development on a property involving the disturbance or placement of soil on the land.

b. Erosion and Sediment Control Plans submitted are to be concept plans of sufficient detail to determine whether the site can be developed in the manner suggested whilst incorporating adequate erosion control.

c. For those works not requiring the consent of council it remains the owner's/builder's responsibility to ensure that adequate erosion and sedimentation controls are provided on the site.

d. Erosion and sedimentation control measures, once installed are to be maintained so as to ensure their continued proper operation until such time as development activities have been completed and the site fully stabilised. Failure to effectively maintain sedimentation controls may result in the responsible individual/corporation receiving an on-the-spot fine of up to $1500 under the *Protection of the Environment Operations Act 1997*.

e. All Erosion and Sedimentation Control Plans must include all aspects of pollution control including:
   i. Physical constraints of the development site, including soil type, gradient of land, location of remnant vegetation that requires protection, location of natural watercourses and the potential for significant overland stormwater flow through the site;
   ii. An accurate property description with allotment boundaries; .a north point and scale;
   iii. location of adjoining road(s) and all impervious surfaces; .existing vegetation;
   iv. existing site contours with approximate grades and indications of direction(s) of fall;
   v. construction site/disturbed area boundary, outside of which no works, vehicle movements or stockpiling of materials are to occur;
   vi. details of access points to the construction site;
   vii. location, details and dimensions of all permanent and temporary sediment and erosion control structures;
   viii. all existing watercourses and/or drainage structures;
   ix. timing of site rehabilitation or the landscaping program;

x. outline of the maintenance program for all erosion and sediment controls; be signed and dated by the person and/or organisation who adopted the plan;

xi. The name, address and contact phone number of the person ultimately responsible for ensuring implementation of the Site Work Plan;

xii. An identification of all potential pollution sources;

xiii. Any physical attributes of the site or development that may increase the risk of pollution from the property and therefore requires special attention;

xiv. All measures that will be employed to address pollution sources including control of access, soil erosion, sediment and general pollution; and

xv. Maintenance schedules and practices.

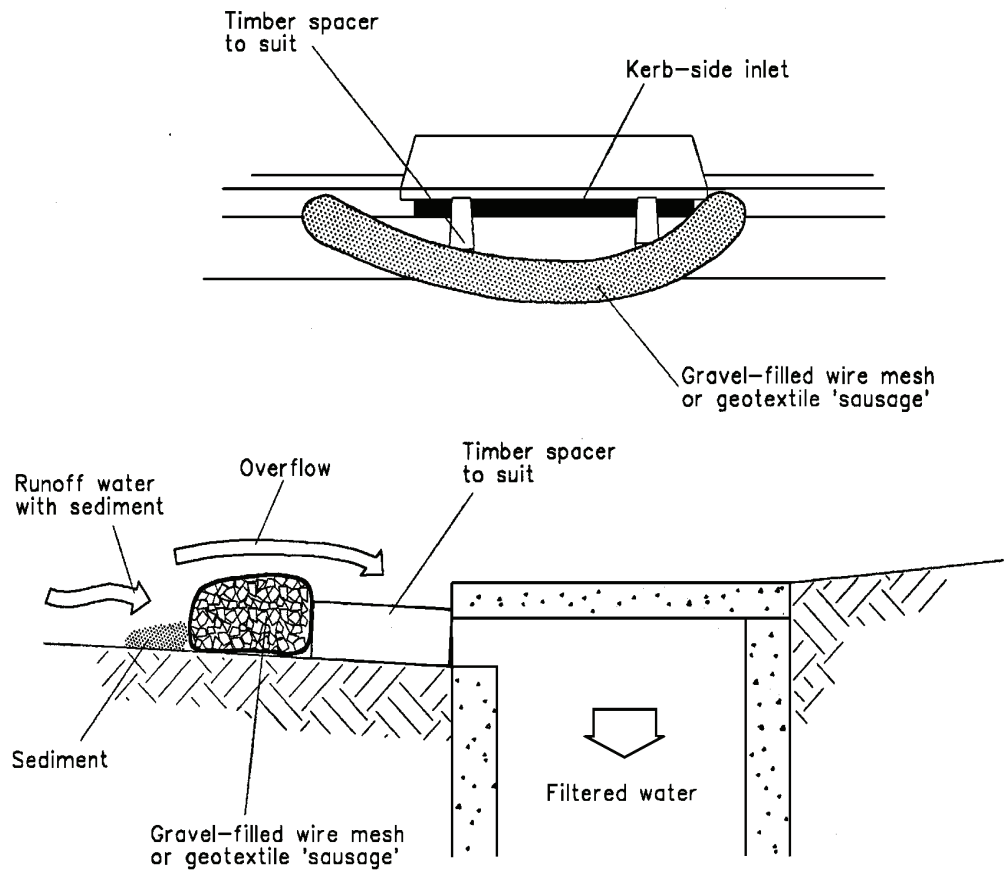
f. The plan is to be of scale 1:500 or larger; and

g. A narrative should accompany the plan that describes how erosion control and soil and water management will be achieved on site, including on going maintenance of structures.

2.1.3 ESCP Approval

a. After the Erosion and Sedimentation Control Plan has been approved, the requirements of that plan will be incorporated as a condition of consent. Depending on the nature and scale of the development, Council may impose additional conditions of consent to control erosion and sedimentation. The applicant and owner will be responsible for ensuring that the requirements of the Erosion and Sediment Control Plan are adhered to.

b. The diagrams on the following pages (Figures 8.1.01 and 8.1.02) are designed to assist applicants in preparing an Erosion and Sediment Control Plan by giving examples of design details of erosion and sediment control structures. These diagrams are referenced from *"Managing Urban Stormwater- Soils and Construction, 1998, New South Wales Department of Housing"*, These are not an extensive list of erosion and sediment control structures and ESCPs should not be limited to those examples given in this Part.



NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

Construction Notes

1. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit.
2. Fill the sleeve with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening of the kerb inlet leaving a 100 mm gap at the top to act as an emergency spillway.
5. Maintain the opening with spacer blocks.
6. Form a seal with the kerbing and prevent sediment bypassing the filter.
7. Fit to all kerbs at sag points.

Figure 8.1.01 Mesh and gravel inlet filter

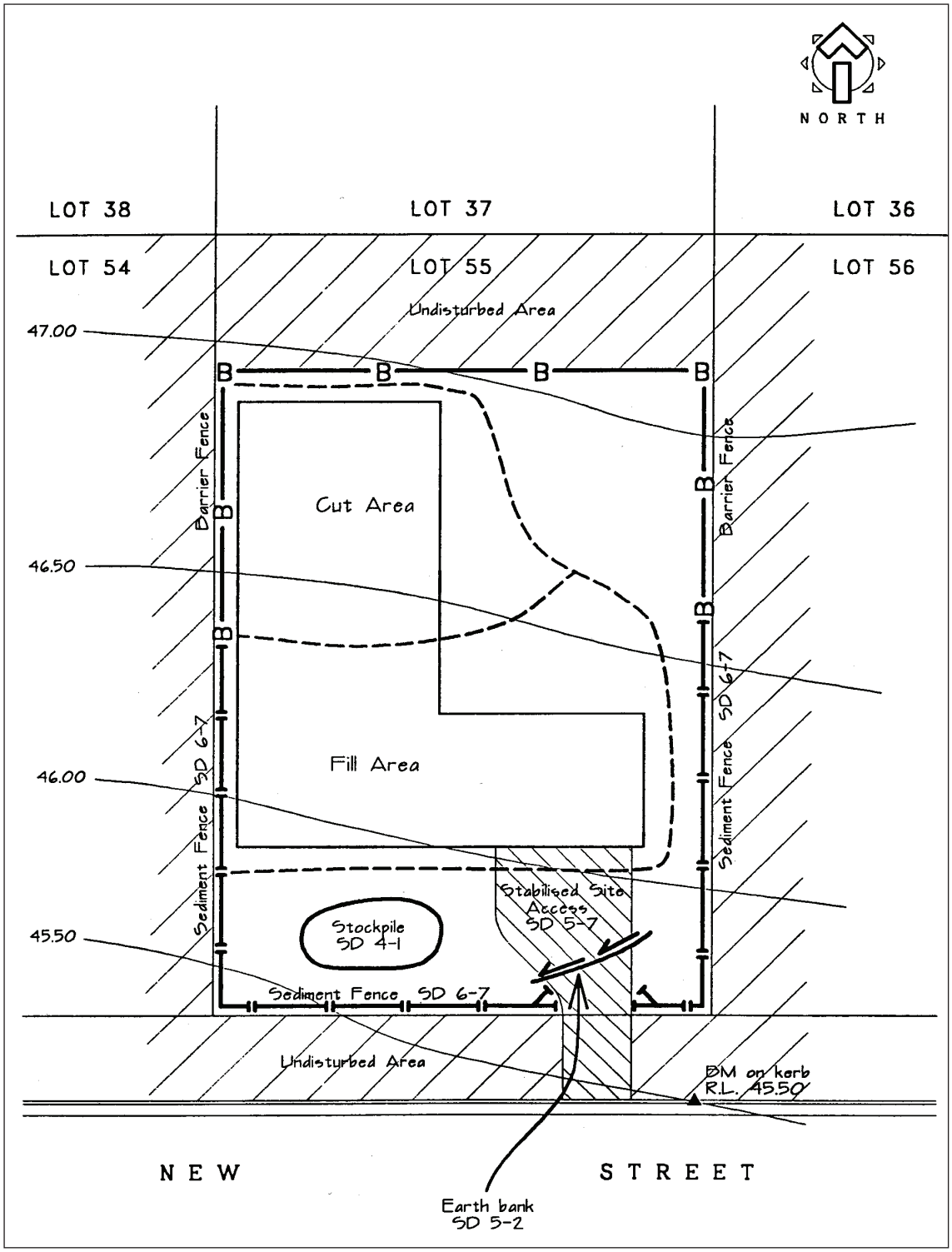


Figure 8.1.02 Typical detail for a residential erosion and sediment control plan (ESCP)

2.1.4 Soil and Water Management Plans

a. For construction sites larger than 2 500 m^2 (area of disturbed land) or identified as being either in an extra sensitive location and/or an activity with a high level of risk of pollution of the receiving waters, a *Soil and Water Management Plan* (SWMP) must be prepared. The SWMP must be approved by the Consent Authority prior to any Construction Certificate being issued to undertake development on a property involving the disturbance or placement of soil on the land.

b. The SWMP is to include all aspects of pollution control including:
   i. Physical constraints of the development site, including soil type, gradient of land, location of remnant vegetation that requires protection, location of natural watercourses and the potential for significant overland stormwater flow through the site;
   ii. Appropriate measures to overcome these physical constraints. This should include:
      - measures for management of soil erosion, including the use of a sediment retention basin;
      - management of overland stormwater flow through and off the subject site;
      - staging of site works;
      - maintenance and rehabilitation of the site works area; and
      - measures for the control of pollutants such as sediment, nutrients, litter, cement wastes, toxins and bacteria that are likely to be encountered during the construction phase.

c. The plan is to be prepared in conjunction with the engineering design for all construction works and included as part of the final engineering plans. It should be prepared by a person with suitable qualifications, experience, ability and a demonstrated knowledge of soil and water management. Where works continue for an extended period, the Plan is to be revised at 2 yearly intervals from the date of the approval of the original plan and an Engineering Compliance Certificate is to be obtained declaring that the revised Plan complies with the requirements of this DCP. Suitably experienced people include those certified by:
   i. The Institution of Engineers, Australia, for engineering and hydrology matters;
   ii. The International Erosion Control Association for soil conservation matters; and
   iii. The Australian Society of Soil Science for collection or analysis of soil data.

d. The SWMP must include the following elements:
   i. A 1:500 or larger scaled drawing of the site accompanied by detailed instructions describing how erosion control and soil and water management will be achieved, together with a maintenance program;
   ii. The following information is to be contained on the scaled drawing:
      - location of site boundaries;
      - existing contours and approximates grades;
      - approximate location trees, clearly showing the trees that are to be retained;
      - location of environmentally sensitive areas e.g. wetlands and creeks;
      - location of vehicular access and proposed roads;
      - stormwater discharge points; and
      - North Point and scale.

e. The detailed instructions of the erosion control and soil and water management shall include:
   i. construction program;
   ii. location of construction materials stockpiles;
   iii. location and type of proposed erosion and sediment control measures site rehabilitation schedule;

iv. maintenance program; and

v. construction details, supporting information, calculations and notations.

Further details of requirements are found in the publication *Managing Urban (3rd Edition, Stormwater*: Soils and Construction August 1 998) prepared by the NSW Department of Housing.

2.2 Engineering Compliance Certificates

Controls

a. Engineering Compliance Certificates must be obtained by the developer for certain works at the specified stage(s) and submitted to the Principal Certifying Authority (PCA). If Council is appointed the PCA then the appropriate fee is to be paid to Council. These certificates are to contain the following declarations:

i. Name and address of person issuing certificate…

ii. Relevant qualification of person issuing certificate…

iii. This certificate is supplied in relation to…

iv. Property…

v. I have been responsible for the supervision of all work nominated in (c) above.

vi. I have carried out all tests and inspections necessary to declare the work nominated in (c) above has been carried out in accordance with the approved plans, specifications, and the conditions of the development consent.

vii. I have kept a signed record of all inspections and tests undertaken during the works, and can supply the Principal Certifying Authority with a copy of such records and test results if and when required.

Signed _____ Date _____

2.2.1 Compliance Certificates for Public Infrastructure

a. Compliance Certificates are normally required at the following stages of construction where public infrastructure (work related to trunk drainage & public road reserves) is involved:

i. Prior to the commencement of construction, confirming that the constructed erosion and sediment control measures comply with the approved Site Works Plan (where required as a condition of Development Consent) and other relevant requirements of the DCP;

ii. Prior to backfilling of pipelines in which Council has an interest;

iii. Prior to backfilling of drainage connections to pipelines, channels or pits in which Council has an interest;

iv. Prior to casting of pits and other concrete structures in which Council has an interest including kerb and gutter, accessways, aprons, pathways, vehicular footpath crossings, dish crossings and pathway steps;

v. Proof roller testing of subgrade of public roads;

vi. Proof roller testing of sub-base of public roads; and

vii. Roller test of completed pavement prior to placement of wearing course of public roads.

Note: Council has an interest in all pipelines draining public road reserves and public reserves, and in all structures located within public road reserves.

2.2.2 Compliance Certificates Required for Occupation Certificate

a. Prior to the issue of the Occupation Certificate the following Engineering Compliance Certificates must be obtained (If Council is appointed the Principal Certifying Authority [PCA] then the appropriate fee must be paid to Council) and submitted to the PCA:

   i. Confirming that all vehicular footway and gutter (layback) crossings are constructed in accordance with the construction plan requirements and Council's Development Engineers;

   ii. Confirming that the constructed driveway is constructed in accordance with the construction plan requirements and Council's Development Engineers;

   iii. Confirming that the constructed internal car park and associated drainage complies with the construction plan requirements and Council's Development Engineers;

   iv. Confirming that the constructed interallotment drainage system complies with the construction plan requirements of Part 8.2;

   v. Confirming that the on-site drainage system (including the on-site detention storage system) servicing the development complies with the construction plan requirements of Part 8.2;

   vi. Confirming that the on-site detention system will function hydraulically in accordance with the approved design;

   vii. Confirming that after completion of all construction work and landscaping, all areas adjacent the site, the site drainage system (including the on-site detention system), and the trunk drainage system immediately downstream of the subject site (next pit), have been cleaned of all sand, silt, old formwork, and other debris; and

   viii. Confirming that the connection of the site drainage system to the trunk drainage system complies with Section 4.7 of *AS 3500.3 - 1990* (*National Plumbing and Drainage Code*).

2.2.3 Compliance Certificate from Registered Surveyor

a. Where pipelines have been constructed inside Drainage Easements, or Interallotment Drainage Easements, a Compliance Certificate from a Registered Surveyor must be submitted to the Principal Certifying Authority. The Compliance Certificate must clearly indicate that all pipelines and associated structures lie wholly within the relevant easement as required by the Development Consent.

2.3 Limiting Erosion

Controls

2.3.1 Site Clearing

a. The area of exposed soil on the property shall be kept to a minimum by implementing the following work site practices:

   i. Disturb only those lands necessary for effective completion of the work's program;

   ii. Fence off areas remaining undisturbed;

   iii. Define vehicle access and turning areas, eliminating any that are unnecessary. Fence off areas, which are to remain undisturbed; and

   iv. Stage the work and re-stabilise at the completion of each stage to ensure the minimum amount of soil is exposed at any one time.

2.3.2 Diverting Water

a. Where possible, runoff from undisturbed areas should be redirected so as not to pass over disturbed land and particularly areas of cut and fill. The runoff shall not, however, be redirected onto an adjoining property, or conveyed in a manner that may result in erosion.

b. Long lengths of exposed slopes should be shortened by the use of drains for interception/ diversion of surface flows, which should convey them to a stable outlet.

c. In environmentally sensitive areas, channels/drains and associated inlet/outlet structures for the construction phase are to be designed for flows from large storm events – typically 20-year Average Recurrence Interval.

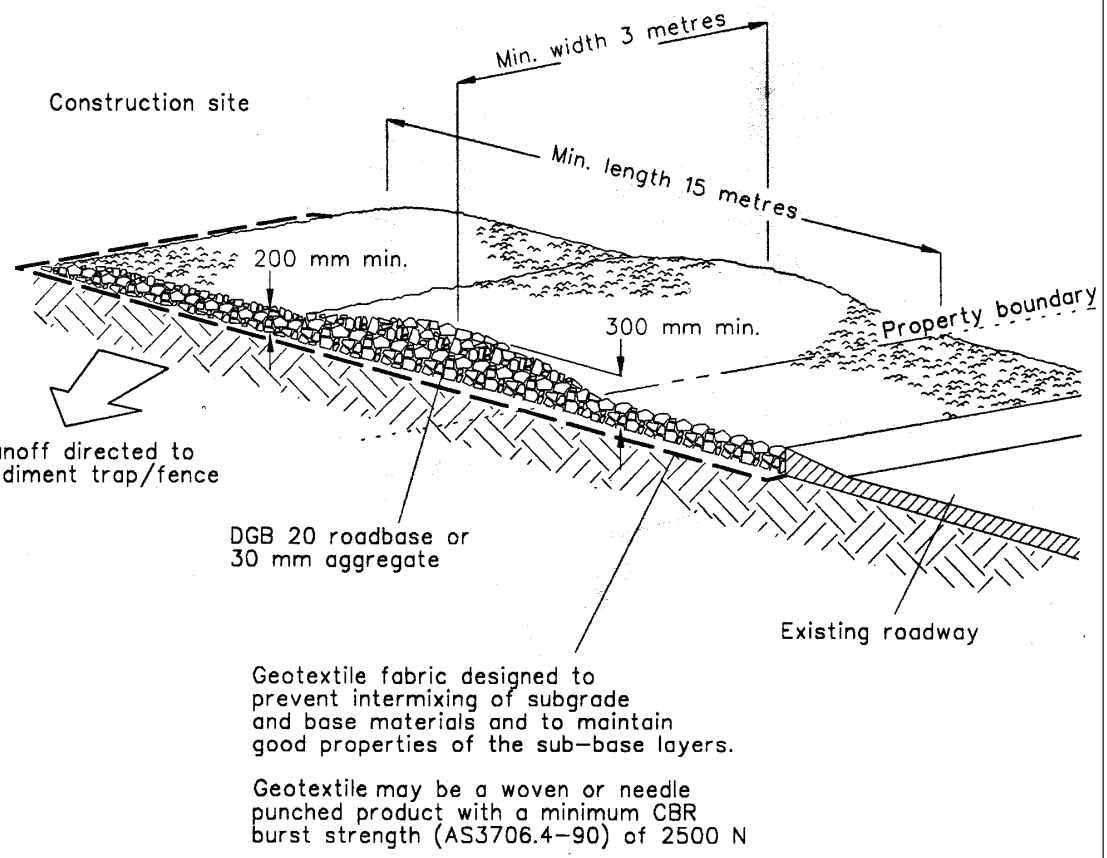
2.3.3 Vehicle Access and Road Cleaning

a. All vehicular entrances to the construction site must be stabilised to prevent them becoming a source of sediment. Fences should be erected to ensure vehicles are unable to bypass the stabilised vehicular access unless coming from a stabilised area.

b. In order to prevent hazard and nuisance for vehicles using the public road, public roads must be kept free of mud and dirt. Sediment tracked onto the public roadway by vehicles leaving the construction site is to be swept up immediately.

Council street cleaning

c. Where the street has been left in an unsatisfactory manner, Council may arrange for its own staff to clean the street. All costs associated with this work will be deducted from the builders security deposit. Depending on the time Council's overseers can schedule the work, this may be charged at overtime or even call out rates.



Construction Notes

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

Figure 8.1.03 Stabilised site access for small building sites

Note: Safe pedestrian access must be maintained along the footpath

For larger sites shaker grids and wash down bays will be required to handle the additional traffic movements.

2.4 TREATING SEDIMENT LADEN RUNOFF

2.4.1 Sediment Fences

Controls

a. Sediment fences are useful for filtering sediment from sheet flow (i.e. the runoffis not concentrated to a single point). They must be constructed from a material that is properly supported and allows water to pass through, but not sediment. Hay bales are not a suitable alternative.

b. Sediment fences work by causing sediment laden runoff to pond behind the sediment fence, giving time for sediment particles to settle out of the runoff. The fences must therefore be installed to ensure the following:

   i. they do not collapse under the pressure of the water. The maximum flows behind the fence at any one point should not exceed 40 litres/second per metre width of overland flow for the 2-year ARI storm events (fences should not be installed across concentrated stormwater overland flowpaths because they will invariably fail under such conditions); and

   ii. the water does not undermine the sediment fence and cannot flow around or over the fence before a sufficient ponding has occurred.

c. To be effective, sediment fences must be located perpendicular to the flow of water. Fences that are not perpendicular to the flow will typically only redirect runoff to the low point.

   The effectiveness of a sediment fence is dependant on:

   i. correct installation;

   ii. appropriate positioning to ensure a sufficient volume of water can pond behind the fence; and

   iii. timely maintenance to ensure storage volume is not reduced by collected sediment.

   The volume of water that may pond behind a sediment fence depends on the slope of the land immediately upstream of the fence.

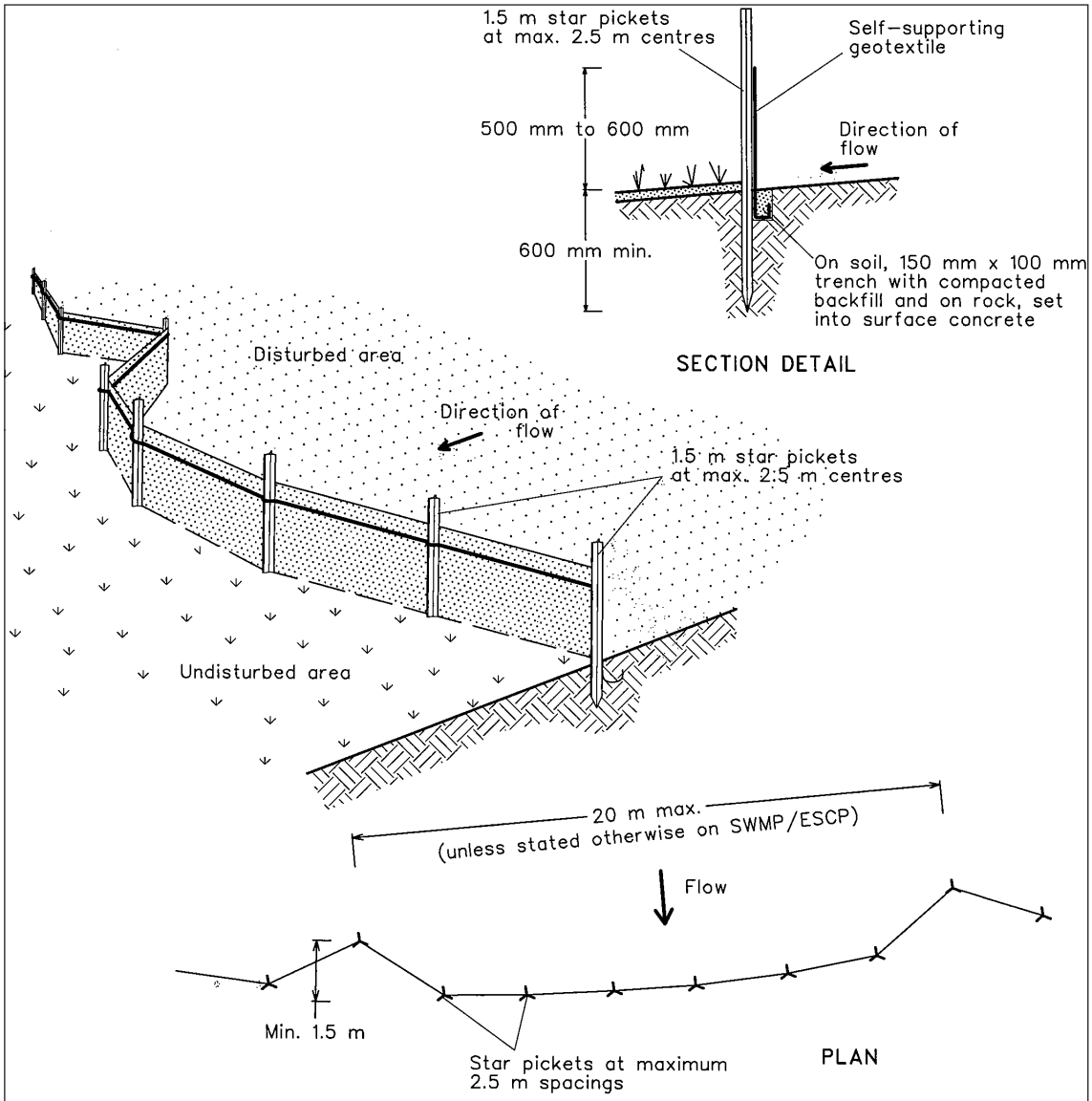
d. In the 2.5 metre zone behind the sediment fence, the land slope should be not greater than 1 in 10.

e. The total disturbed catchment area draining to a sediment filter fence should not exceed 150 m^2 for every linear metre of the fence that will retain and filter runoff.

Installation of Sediment Fences

f. Fences must be installed in accordance with the manufacturer's specifications. The base of the filter fence buried into the ground to a minimum depth of 150 mm and the soil holding it into the ground is to be heavily compacted.

g. In areas where water may pond behind the sediment fence to a depth exceeding 300 mm, or in circumstances where the fence cannot be buried to a depth of 150 mm, sand bags should be placed at the base of the fence to prevent undermining. Refer to Figure 8.1.04.



Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

Figure 8.1.04 Typical details of a sediment control fence

2.4.2 Maintenance

a. All sediment fences are to be inspected weekly. Sediment that has settled at the base of the fence should be removed and any geofabric that has been clogged should be backwashed or replaced. Any evidence of sagging, overtopping, undermining or bypass of the structure should be addressed.

2.4.3 Sediment Basins

a. Sediment basins shall be used on small building sites when the standards for use of sediment fences cannot be met, on all large construction sites and land subdivisions in excess of 5000 m^2 and on sites in environmentally sensitive locations. Sediment basins hold the sediment laden runoff on-site allowing time for the sediment particles to settle out. The 'clean' runoff is then pumped from the storage basin.

b. Generally, a flocculent such as gypsum will need to be added to accelerate the time taken for the water to clear.

c. Sediment basins are to be designed using the process outlined in Section 6.3 of *Managing Urban Stormwater: Soil and Construction ("Blue Book" – Dept. of Housing)*

d. Sedimentation basins can be constructed from rock, earth or suitable crushed concrete products. Rock structures should be lined on the inside with a geotextile material to ensure removal of sediment particles from the system, or a suitable impermeable material for wet basins.

e. Sedimentation basins and traps are not to be decommissioned until works for which they were designed are completed and the contributing catchment is stabilised.

2.4.4 Other Sediment Retention Devices

a. It is essential to ensure that building materials, fill material and top soil is not washed into the trunk drainage system, and that storm water flow in gutters is not impeded. Measures that may need to be employed to prevent contaminated stormwater runoff entering the stormwater system may include:

   i. Covering stockpiled materials with plastic sheeting;

   ii. Downstream pit protection e.g. star picket geotextile fence (where geotextile is not self-supporting, steel mesh is to be used as a frame);

   iii. Sand bags to used to create artificial sag points; and

   iv. Geo-textile "sausage" to be used to prevent contaminated water entering kerb and raised pit inlets.

2.4.5 Pumping Water from Excavations

a. Typically, water pumped from an excavation will contain sediment and therefore cannot be directly pumped to the drainage system.

   Sediment laden runoff from excavations must be first pumped to an adequately sized sediment basin (See Section 2.4.3 above) to allow settling of solids by natural deposition or assisted with a flocculating agent.

b. Waste water cannot be discharged to the stormwater system unless it is visually free from grease, oil, solids and unnatural discolouration and free from settleable matter under the *Protection of the Environment Operations Act 1997*.

c. Where water is to be pumped from a site that does not comply with this requirement a Trade Waterwaste Permit must be obtained from Sydney Water to allow the water to be disposed of in an acceptable manner.

2.4.6 Reference

A more comprehensive treatment of the techniques for managing stormwater from construction sites is given in the publication *Managing Urban Stormwater: Soil and Construction ("Blue Book" – Dept. of Housing)* and available from:

The Publication Officer – Resitech
Housing Production Division | NSW Dept. of Housing
Locked Bag 7466
Liverpool NSW 1871
Phone: 9821 6092

Information regarding Trade Waste Permits may be obtained from Sydney Water on 13 20 92, or at the following locations:

Head Office
1 Smith Street
Parramatta NSW 2150
Phone: 13 20 92

2.5 Tree Preservation and Protection Measures

Controls

a. Trees that are to remain on the site are to be protected against damage during construction. All mature trees to remain shall be clearly marked and a 1.8 metre high chainwire fence attached to 50 mm steel posts erected around their dripline or a minimum of 4 metres from the trunk where a structure is to be constructed under the canopy. A qualified aborts shall inspect the tree protection measures and issue a Compliance Certificate to indicate that if maintained they will provide sufficient protection during normal construction activities.

b. All reasonable efforts are to be taken to protect trees from damage during construction. Such measures should include:
   i. clearly marking trees to remain;
   ii. avoiding compaction of ground around these trees (generally caused by vehicles driving through these areas); and
   iii. avoiding stockpiling of material within the dripline of these trees.

c. Tree protection zones:
   i. fencing off all areas which are not to be disturbed to prevent vehicles, building materials and refuse being placed in those locations. Fences are to be erected prior to any demolition or construction work being undertaken.

   Areas on the building site that are affected by tree roots on an adjoining private or public property should be similarly fenced off.

d. Installation of Services:

   Trenches for services shall be located outside the dripline of all trees that must be retained on the property and all trees on adjoining public and private lands. If this is not possible, the services, including stormwater pipelines, shall be hand dug under the trees roots. At any time where a pipe is being laid within the dripline of a tree that is to be retained, or the dripline of a tree on an adjoining property, a qualified arborist must be on-site to oversee the operation.

e. Cutting of Roots:

   All roots in excess of 25 mm Ø that must be severed shall be cleanly cut (not with a backhoe bucket), and be kept moist at all times and not be left exposed to the air.

2.6 Demolition

Controls

2.6.1 General

a. All work shall be carried out in accordance with the requirements of *AS 2601-1991 The demolition of structures*.

2.6.2 Public Safety

a. Throughout the demolition operations, adequate safety shall be maintained in public places adjoining the site. In both the planning and execution of the demolition work, appropriate action shall be taken to prevent demolished materials from falling freely outside the boundaries of the demolition site.

Fencing, Hoardings and Warning Signs

b. Security fencing shall be provided around the perimeter of the demolition site and any additional precautionary measures taken, as may be necessary to prevent unauthorised entry to the site at all times during the demolition period.

c. Where the demolition site adjoins a public thoroughfare, the common boundary between them shall be fenced for its full length with a hoarding unless the least horizontal distance between the common boundary and the nearest parts of the structure is greater than twice the height of the structure. The hoarding shall comply with the minimum requirements for such a structure as outlined in the *WorkCover Code of Practice Overhead Protective Structures*.

d. Notices lettered in accordance with AS 1319 and displaying the words 'DANGER! DEMOLITION IN PROGRESS', or a similar message, shall be fixed to the fencing at appropriate places to warn the public.

Hazardous Materials and Conditions

e. Before the commencement of any stripping or demolition, the structure and all parts of the site shall be examined, by competent specialists, to determine, as far as is practicable, the presence of noxious, toxic or explosive materials or conditions which would be hazardous to the health of the public if disturbed by stripping or demolition.

f. Where hazardous materials have been identified, including asbestos, no demolition shall proceed in the immediate vicinity of the hazard and removal of the hazard shall only be by competent persons and in accordance with the requirements of the NSW WorkCover Authority.

2.7 Builders Identification Signage

Controls

a. Displayed at all construction sites shall be a sign indicating the builder's or contact person's name and contact phone number.

2.8 Site Toilets

Controls

a. Site toilets shall be provided in accordance with the WorkCover Code of Practice entitled *Amenities for Construction Work*.

3.0 Damages in the Road and Footway

3.0 DAMAGES IN THE ROAD AND FOOTWAY

3.1 Protecting the Road and Footway

Controls

a. All reasonable efforts shall be made to protect the grassed footway, any footpath paving, the kerb, gutter, road pavement and drainage facilities, including those beneath the surface from damage.

b. Some drainage structures contain survey marks, care needs to be taken when working in close proximity to these marks to ensure they are not disturbed. In the event these marks are disturbed arrangements will need to be made at the applicants expense to replace the survey mark.

Record existing damages to road and footway

c. Council officers will identify any existing damages in the public road prior to any work being undertaken on the property. It is strongly advised that the applicant inspect the public footway and road carriageway in front of the building site prior to any work being undertaken on the property and make a photographic record of any existing damages.

d. The applicant will generally be required to lodge a security deposit with Council prior to any work being undertaken on the property. The amount to be lodged is dependent upon the type of work being undertaken and the length of property frontage to public land.

3.2 Temporary Restoration of Damaged Areas

Controls

a. Any time damages in the public footway, road carriageway, public parks and the like occur, an assessment is to be undertaken of the likely impact on public safety. Where public safety will be compromised, sufficient temporary repairs shall be undertaken to ensure safety in the vicinity of the damages.

b. Damages to footpaving shall be temporarily repaired with 25 mm of compacted coldmix. Damages in the road carriageway shall be backfilled with compacted dense graded base and topped with 25 mm coldmix.

Public liability claims

c. Should any public liability claim be lodged with Council for damages caused by the condition of the roadway and/or footway, Council will not accept liability and any such claims will be forwarded to the applicant.

3.3 Final Restoration of Damages

Controls

a. Any damages to the public road shall be made good by Council contractors at the completion of the work on the property unless this code provides that the work may be undertaken by the applicant's contractors.

b. All costs incurred by Council as a result of undertaking the repairs will be deducted from the applicant's security deposit. The rates used when assessing the cost of repair are published in

Council's fees and charges schedule. If the security deposit is insufficient to cover the entire cost of repair any outstanding amount will need to be paid prior to finalisation of the application.

c. The applicant shall be responsible for all damages resulting from the provision of services to the new work on the property such as telephone, gas, water and the like.

3.3.1 Re-instatement of Concrete Footpaving

Controls

a. Reinstatement of slabs 1.2 metres in width or less - Where a portion of the footpaving slab is damaged or removed, the entire slab shall be replaced.

b. Reinstatement of slabs wider than 1.2 metres - Where a portion of the footpath paving is damaged or removed, only the damaged portion need be replaced, provided the broken edge is trimmed parallel to the nearest unbroken edge of the slab and the minimum distance between parallel construction joint is 300 mm. Where any undamaged portion is 300 mm in width or less, such undamaged portion shall be included in the portion reinstated.

3.3.2 Re-instatement of Footway Crossings

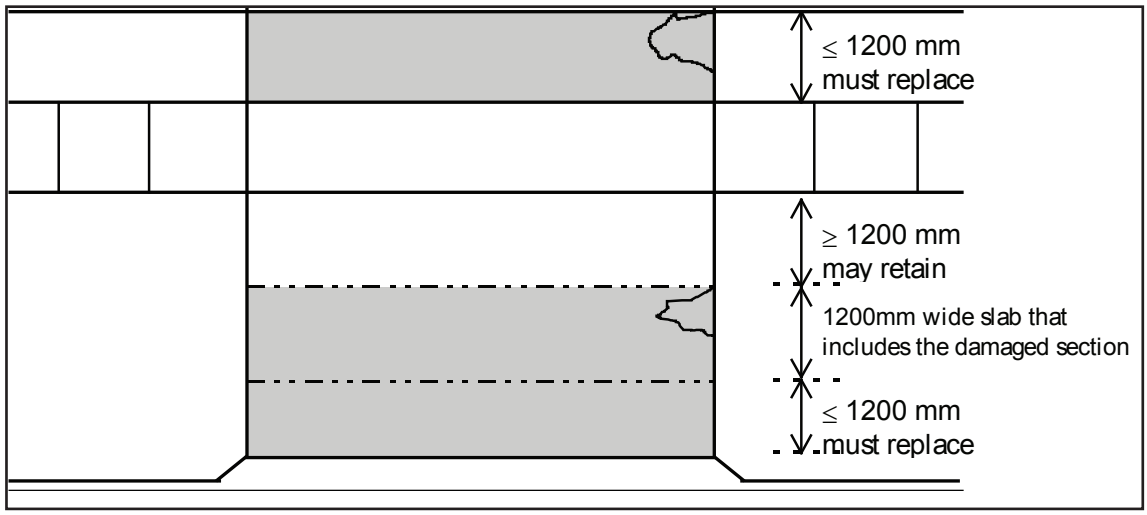
a. Damaged footway crossings into subject property that are to be retained shall be restored by the applicant's contractors. All broken edges shall be trimmed parallel to the nearest unbroken edge of the slab. The minimum distance between parallel construction joint is 1200 mm. Where any undamaged portion is 1200 mm in width or less, such undamaged portion shall be included in the portion reinstated.

b. Footway crossings into adjoining properties damaged as a result of work undertaken on private properties shall be restored by Council. All efforts will be made to ensure materials and finish match the undamaged portion of the drive. The extent of footway crossing to be removed and replaced shall be determined in the following way (refer also Figure 8.1.05):

   i. The creation of new construction joints in a footway crossing perpendicular to road alignment will not be permitted; and

   ii. The section of footway crossing from the back of the gutter crossing to the line of the existing or future footpaving, and the section of footway crossing from the line of the existing or future footpaving to the property boundary.

   Where the total width of the section is less than 2400 mm, then the entire section is to be removed and replaced. Where the section is 2400 mm wide or greater and it is possible to remove the damaged portion without leaving a slab less than 1200 mm wide, then a saw cut shall be made parallel with the road alignment and the damaged section of driveway removed and replaced. If is not possible to prevent leaving an undamaged slab that is 1200 mm then that section of undamaged footway crossing shall be included in the portion reinstated.



The section of footway crossing in the line of the existing or future footpaving.

Repairs to damages in this section of the footway crossing will necessitate the removal and replacement of the whole section.

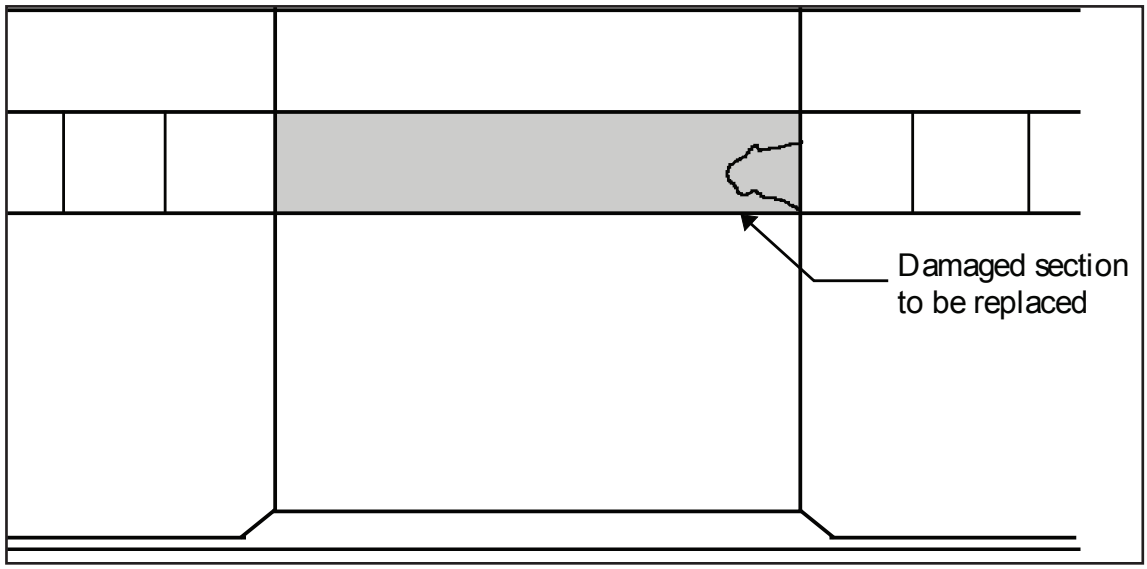


Figure 8.1.05 Requirements in the event of damages

3.3.3 Re-instatement of Grassed Footway

a. All damaged sections of the grassed footway shall be fully restored by the applicant.

Filling Material

b. Where filling is necessary, filling shall be clean fill consisting of not less than 70 % granular material and must be free from vegetation, stumps, roots, rubbish, and other deleterious material.

Topsoil

c. A 75 mm layer of topsoil is to placed over the footway. The topsoil is to contain less than 40 % clay. Clods in the topsoil shall not be greater than 50 mm Ø. The minimum finished grade should be 1%. There should be no localised depressions which may pond, or concentrate rainwater.

Turfing

d. Couch, Kikuyu and Buffalo turf to match pre-existing turf types at shall be laid over all exposed soil. The applicant shall maintain the turf for two (2) months after laying it. Following the maintenance period, approved topdressing shall be spread to fill minor depressions due to the thickness of turf. The tolerance shall be ± 25 mm provided that the variations in level are not local and are over 2m or more. The applicant shall be responsible at his expense for the replacement of dead turf.

   The footway will not be considered satisfactory if:

   i. the finished level of the footway adjacent the kerb is below the top of kerb;
   ii. there is a step down from the any footpaving or driveway crossings to the finished level of the footway;
   iii. there are localised depressions where water may pond or flows may be concentrated; or
   iv. there exists areas of dead turf.

3.3.4 Reinstatement of Kerb and Gutter

a. Cracks or chips in the kerb will be repaired by the removal and replacement of that section of kerb. The minimum width of kerb removed shall be 1000 mm. The minimum distance between construction joints in the kerb shall be 1000 mm. Where necessary, portions of undamaged kerb adjacent to the damaged section will need to be removed and replaced in order to satisfy these minima.

3.3.5 Reinstatement of Road Pavement

a. Where the road pavement has been damaged, the minimum width and length of any road removal and restoration is 500 mm. Notwithstanding this, where damages in the public road occur, the applicant will be charged a minimum repair fee corresponding to the fee to restore 1.0 m^2 of road pavement.

3.3.6 Reinstatement of Drainage Facilities

a. Where pit lintels, lids or grates are damaged, the complete section shall be replaced. Where drainage conduits are damaged, the complete component shall be replaced and joint reinstatement shall ensure restoration of system integrity.

4.0 SAFETY AND AMENITY

4.1 Safety of Pedestrians and Traffic

Controls

a. At all times when work is being undertaken within the public road, adequate precautions must be taken to warn, instruct and guide road users safely around the work area.

b. Traffic control devices shall satisfy the minimum standards outlined in *AS 1742.3-1996 Traffic Control Devices for Works on Roads*.

c. Careful consideration must be given to the signage of the work site no matter how brief the occupation of the site may be. This should include:

   i. provisions of adequate warning of changes in the road surface or in driving conditions and of personnel or plant engaged in work on the road;

   ii. adequate instruction of road users, including pedestrians and cyclists, and their guidance safely through, around or past the work site; and

   iii. protection of workers.

4.1.1 Traffic Management

a. Only the minimum practicable length and width of a road shall be closed off at any time and work schedules shall be arranged to minimise:

   i. disruption of established traffic movements and patterns;

   ii. interference with traffic at peak movement periods and at night, weekends, holiday period or other special events; and

   iii. interference with public transport services.

b. Signs and devices shall not direct a motorist to disobey a law unless an authorised person is present to direct traffic.

4.1.2 Provision for Pedestrians

Minimum footpath widths

a. At all stages, provision shall be made for pedestrians to pass the work site safely. A footpath width of 2.0 metres should be maintained with an absolute minimum width of 1.2 metres at local constrictions. Where it is necessary to direct pedestrians onto the road carriageway, adequate warning signs and barricades must be provided.

4.2 Minimum road widths

Controls

4.2.1 Local Residential Streets

a. The minimum roadway width for two-way traffic in a local residential street is 5.5 metres. If this minimum cannot be maintained, the width should be reduced to a maximum of 3.5 metres to ensure vehicles operate in single file under shuttle working conditions.

b. The need for traffic controllers or other traffic devices to direct traffic shall be determined in accordance within the provisions of AS 1742.3-1996.

4.2.2 Other Streets

a. Safe traffic flow shall be maintained in accordance within the minimum requirements outlined in *AS 1742.3-1996 Traffic control devices for Road Works*.

4.3 Public Liability

Controls

a. It is the responsibility of the contractor undertaking the work within the public land to ensure adequate signage and other provisions have been made to ensure adequate safety in the vicinity of the work site. Should any public liability claim be lodged with Council for damages caused by the condition of the roadway or footway, Council will not accept liability and any claims will be forwarded to the applicant.

4.4 Security Fences

Controls

a. Adequate fencing shall be installed around all building sites to restrict unauthorised public access. Generally, this does not apply to building developments consisting of one or two dwellings unless Council assesses that the circumstances require the erection of security fencing.

b. Council may relax the requirement to provide security fencing if evidence is submitted to support the case that restricting public access would not be of benefit in lessening risk to persons on the site.

c. Details of the security fencing arrangement must be supplied and approved prior to release of the building application. The detail shall include the location, material and design of any fencing structures to be erected and the time they will be erected.

d. Where a gate is required, it must not open onto the public road.

e. Where security-fencing arrangements have been approved by Council, they must remain in place and be maintained through the progress of the work.

4.5 Overhead Protective Structures (Hoardings)

Controls

4.5.1 When they are Required

a. A overhead protective structure (Hoarding) shall be erected where a building over 7.5 metres in height above the footpath level and within 3.5 metres of the street alignment is being erected or demolished or where the outer part of such a building adjoining a public way is being demolished.

b. Overhead protective structures are also required when material is being hoisted over or across a public way.

4.5.2 Siting

a. The structure should not adversely affect pedestrian traffic along existing footpaths and access to or from buildings. Consideration shall be given to ensure sight lines to vehicles entering a public road and using a public road are not unreasonably obstructed by the structure. The structure must not obstruct the view of traffic lights by motorists or pedestrians.

4.5.3 Design

a. The structure must be designed to meet the standards of the WorkCover Authority as outlined in their publication *Code of Practice - Overhead protective structures.*

b. The following minimum distances are required for safe access:
   i. A minimum clear distance of 250 mm from the edge of the kerb to any part of the structure or any part attached to it. If this distance is greater than 400 mm, pedestrian access between the structure and the kerb is to be blocked off at each end;
   ii. A minimum overhead clearance of 2.2 metres to any bracing, beams or any other part of the structure; and
   iii. A minimum clear passage width of 2.0 metres along the entire length of the structure.

c. Where pedestrians have access under the overhead protective structure, the deck is to be made waterproof. Rainfall falling on the structure should be directed to the site.

d. Access to hydrants or other footpath pits or surface fittings must not be impeded. If the surface fitting or pit is affected, the appropriate service authority must be consulted and their requirements implemented.

e. The structure must not obstruct pedestrian kerb ramps.

4.5.4 Liability Insurance

a. Arrangements must be made for a minimum of $10 million public and professional liability insurance.

b. Where approval has been given to erect an overhead protective structure, the holder of this approval shall indemnify and keep indemnified the Council against all claims, demands, suits, actions, damages and costs incurred by or made against Council in respect of death of injury to any person or damage to any property of any person whatsoever in any way arising out of this approval.

4.5.5 Fees

a. Council will charge a fee when the overhead protective structure is erected on public land. The fee shall be calculated on the basis of the length of the structure and the period of time the structure will be on the public footpath.

4.6 Hours of Operation

Controls

a. All demolition and/or construction and associated work is to be restricted to between the hours of 7 am and 7 pm Mondays to Fridays and between 8 am and 4 pm on Saturday. No work is to be carried out on Sunday or public holidays.

b. Council may vary these conditions if the applicant provides a formal submission demonstrating that due to the nature of the work being undertaken, or the location of the site, residents in the vicinity of the construction site will not be adversely affected.

4.7 Parking for Construction Vehicles

Controls

a. Parking of vehicles on the public footpath is an offence under the *Roads Act, 1993*. Both Council rangers and the police are authorised to fine vehicles that contravene the provisions of this Act.

b. Similarly, parking within a public park is also a finable offence

4.7.1 Construction Parking Zones

a. Where any building work involving the erection of a building or significant additions to an existing building and restricted parking conditions apply in the public road adjacent the subject property, provision shall be made for the parking of construction vehicles on the property.

Application for construction parking zone

b. Where it is impractical to provide such parking arrangements the applicant shall apply to Council for the creation of a Construction Vehicle Parking Zone in a suitable location to provide for the parking needs of the site.

Assessment by traffic committee

c. Construction Vehicle Parking Zone applications are assessed by the Ryde Traffic Committee. The scheduled Traffic Committee meetings are held once every six weeks. It is therefore necessary to submit any application for the creation of a temporary Construction Vehicle Parking Zone well in advance of the desired date of commencement.

Fees for construction parking zone

d. Where approval for the creation of such a zone is granted, all signs will be erected and removed by Council. A fee will be payable to Council for the creation of the zone calculated on the basis of the length of the parking zone and the period of time the zone will be required. A cash security deposit will need to be paid prior to Council establishing the construction zone. The amount will be based on the cost of the construction parking zone over the estimated time the zone is required plus a 50% contingency bond. At the completion of the job, the actual fee will be calculated and the required amount will be deducted from the deposit with all remaining money being returned to the applicant. If the security deposit is insufficient to cover the fee, the additional outstanding amount must be paid prior to Council finalising the application.

4.8 Trenches and other Excavations within Public Land

Controls

4.8.1 Road Opening Permit

a. A road-opening permit must be obtained from Council before any trenching or other excavation work is undertaken within a public road, including the footway.

b. It is the responsibility of each contractor and/or subcontractor wishing to excavate within the road reserve to obtain such a permit. The permit must be held onsite and produced when requested by a Council officer.

4.8.2 Placement of Waste Containers (Skips)

a. All building waste containers or skips are to be located on private property at all times, wherever practical. The placement of such containers on the public footpath will only be permitted in exceptional circumstances where it is not possible to locate containers on private property. No permit will be issued for building waste containers to be located within the carriageway section of any public road or in any reserve. Application must be made to Council, the fee paid and written approval granted prior to any container or skip being placed on the footpath section of any public road.

b. A form for "Application for Temporary Placement of Waste Container or Skip on Footpath" is contained in Scehdule 1.

4.8.3 Signs and Barricades

a. The permit holder is responsible for supplying warning signs and barricades for pedestrian vehicular traffic safety to AS 1742.3-1996.

4.8.4 Backfilling and Temporary Restoration

All trenches must be backfilled and compacted in accordance with the standard outlined below:

Roads

a. The trench is to be backfilled with sand to 100 mm above the pipe/service, followed by dense graded base, compacted in layers of 150 mm thickness and topped with 25 mm coldmix.

Footways Areas

b. In turfed footway areas the trench is to be backfilled with sand to 100 mm above the pipe/service and compacted. The remainder to be backfilled and compacted with excavated materials. The disturbed area is to be returfed.

c. Where footpaving is damaged or removed, 25 mm of coldmix is to be placed over the area that is to be compacted in the same manner as the turfed areas.

d. Council will undertake final restoration of road pavements kerb and gutter and footpaving.

4.8.5 Subsidence

a. If subsidence occurs in a public area, Council will restore the damage and all costs incurred will be charged to the permit holder.

4.8.6 Public Liability

a. The permit holder is responsible for maintaining the opening in a safe manner until Council commences permanent restoration works.

b. Should any public liability claim be lodged with Council for damages caused by the condition of the roadway and/or footway, Council will not accept liability and any such claims will be forwarded to the applicant.

4.8.7 WorkCover

a. WorkCover guidelines regarding appropriate trenching and excavation procedures shall be followed. Trenches in excess of 1.5 metres depth must be shored.

4.8.8 Stockpiles

a. Spoil stockpiles and imported backfill materials shall not restrict pedestrian and vehicular movements and appropriate precautions shall be taken to minimise the potential for rainwater to wash soil into the drainage system. These measures shall include, but not be restricted to:

   i. ensuring soil is not stockpiled within the gutter or other areas of concentrated water flow;

   ii. sandbag are placed around the stockpile to delineate the extent of the stockpile and redirect water away from the stockpile; and

   iii. the stockpile is covered to prevent rainwater dislodging sediment particles.

   The stockpiling of materials on the public footway will only be permitted in exceptional circumstances and only for the minimum period practicable. The applicant must request in writing and receive prior approval from Council to stockpile material on the public footway, regardless of how long it is intended for the material to remain there.

4.8.9 Loss of On-street Car Parking

a. Where the work will temporarily reduce the number of available on-street parking spaces on a street where timed parking restrictions apply, Council's traffic engineer must be consulted. Council may impose conditions aimed at minimising the disruption.

4.8.10 Restricting Access to Properties

a. Whenever, access to a property is to be restricted or otherwise adversely affected, those property owners affected shall be given advanced written notification in accordance with Council's standards on notifications as outlined in this document.

   Access to properties must be restored before the end of each working day.

b. Steel plates must be available on-site during the course of the work to provide temporary vehicular access to affected properties. At all times through the course of the work, the contractor shall comply with all reasonable requests by affected parties to provide temporary vehicular access to a property.

4.9 Services in the Public Road

Controls

4.9.1 Prevention of Damage

a. During the progress of the works care shall be taken to prevent damage to any public utility; e.g. gas, water, sewerage, electricity or telephone services, etc, and the applicant will be held responsible for any such damage caused by him or his agents, either directly or indirectly.

b. BEFORE YOU DIG, applicants should telephone "Dial Before you Dig" 1100 to ascertain which utility services are underground in the proposed excavation area.

   Enquiries should include details of:

   i. street number and street name

   ii. which side of street

   iii. distance from nearest cross street.

4.9.2 Alterations

a. All mains, services, poles etc that require alteration shall be altered at the applicants expense to the satisfaction of Council and the authority concerned.

House Services

b. Where the alteration of a house service is required, it is to be carried out by a suitably experienced trades-person. Twenty-four hours notice shall be to the affected property owner before their service is affected.

Service Mains

c. In the case of public utility mains, if a main must be raised, lowered or relocated, then the applicant shall be required to liase with the relevant Authority to organise the alteration and undertake all work to the satisfaction of that Authority.

Surface Fittings

d. The applicant shall arrange with the relevant authority for the alteration of all surface fittings of all service authorities that are affected by the new finished surface levels.

5.0 NOTIFICATION OF AFFECTED PROPERTY USERS

a. The applicant is responsible for notifying all property owners when access to their property will be necessarily restricted. A minimum of 48 hours notice shall be given and all endeavours shall be taken to ensure the period of disruption is kept to a minimum.

b. Where the alteration of a house service is required a minimum of twenty-four (24) hours' notice shall be to the affected property owner before their service is affected.

   Such notice must be in writing.

6.0 INSPECTIONS

6.1 Inspections During Construction

Controls

Lines Laid within the Property

a. A Compliance Certificate for the property drainage system must be obtained following excavation and laying of the pipeline, but prior to backfilling. The accredited certifier shall check the following:

   i. the size of pipes and pits, the general location of the pipes.

Connections to Council's System

   ii. a Compliance Certificate shall be obtained whenever a connection is made to a Council pipeline once the connection has been made and the pipe or pit grouted smooth but prior to backfilling.

The inspection schedule for drainage systems that will revert to Council ownership will be specified in any development consent associated with the work and will be carried out by a Council Drainage Engineer.

Pipes Within a Public Park

b. Inspections of pipes laid through a public park must be undertaken:

   i. immediately prior to any work being done, where the inspector will check the existing state of the park;

   ii. following excavation and bedding of the pipe but prior to backfilling, where the inspector will check the bedding conditions, size, location and grade of the pipe; and

   iii. following backfilling and restoration, where the inspector will check the quality of restoration.

6.2 Final Inspection

Controls

a. Compliance Certificates must be obtained once the stormwater drainage system has been fully constructed and prior to refund of any security deposits confirming that:

   i. the system complies with the approved plans and the requirements of Part 8.2;

   ii. the on-site stormwater detention system (if required) will function hydraulically in accordance with the approved design;

   iii. after completion of all construction and landscaping work, all pits, pipes and other drainage structures, as well as the trunk drainage system immediately down stream of the subject site, have been cleaned of any sand, sediment and debris and all formwork has been removed;

   iv. the pits, pipes and any detention storage facility are free draining, i.e. they do not allow water to pond;

   v. a correctly sized orifice has been securely installed in the detention tank/outflow control pit;

   vi. a removal rust-proof debris screen or cage has been install within the detention tank/outflow control pit;

vii. the kerb where a new pipe connection has been made has been adequately restored;

viii. if the system has been directly connected to the trunk drainage system, that the connection complies with Section 4.7 of AS 3500.3 – 1990; and

ix. where pipes were laid in the public footway footpath paving has been fully restored.

6.3 Overland Flow Inspection by Consultant

Controls

a. In instances where a development was approved following the submission of a flood study, a suitably experienced and qualified hydraulics engineer must inspect the property following completion of all work and certify that the development has been completed in a manner that is fully consistent with the approved overland flow management strategy.

7.0 WORKS AS EXECUTED DRAWINGS

Controls

a. **If an above ground storage basin is constructed, a works-as-executed survey of the detention basin will need to be prepared to demonstrate that adequate storage volume has been provided.** Further, a positive covenant will need to be executed and registered against the title of the of the lot containing the above ground basin to require maintenance of the basin in accordance with Council's standard terms as outlined in Part 8.4 Title Encumbrances in this DCP. This positive covenant must be indicated on any linen plans for subdivision of the development. If no subdivision is proposed, the covenant shall be prepared and lodged with the Land Titles Office prior to finalisation of the development.

b. Where the built system varies from the approved drainage plans, a Work-as-Executed plan must be prepared. A suitably qualified engineer, experienced in hydraulic design, will need to certify that the constructed system satisfies the requirements of Council as outlined in this standard and submit all calculations used to in leading to this assertion.

8.0 STANDARDS NOT MET

8.1 Property Drainage System

Controls

a. Where Council standards as outlined in this document have not been met, the unsatisfactory components of the system shall be removed and reconstructed. Council officers will not approve a variation from the approved plan unless the proposed amendments have been shown on a plan submitted to Council and a suitably qualified hydraulics engineer has certified that the amended system satisfies the requirements of Council as outlined in this standard and submits all calculations that lead to this assertion.

8.2 Overland Flow

Controls

a. Where Council officers do not consider the completed development to be fully consistent with the overland flow management strategy approved by Council, the applicant's consulting engineer will be required to prepared a further submission to Council. This submission shall outline all necessary additional work required on the property to ensure the appropriate management of stormwater through and around the subject property in accordance with the standards outlined in this document. Included with the submission shall be the plans and calculations used to confirm the work will satisfy Council's development standards. Following approval by Council, the work must be undertaken on the subject property prior to Council issuing any certificates or finalising the application. A further inspection of the property is then required in accordance with Section 6.3.

9.0 IMPORTANT COMMON LAW OBLIGATIONS

The applicant has obligations at common law not to do any work on their property that will create nuisance on other properties. Any work that involves redirecting, concentrating or increasing the quantity of stormwater runoff over an adjoining property has the potential to create nuisance on that property. This responsibility remains with the property owner and is not transferred to Council or any other party with the approval of stormwater plans for the property or by the undertaking of inspections on the property. The property owners must satisfy themselves that the property improvement will not result in adverse drainage conditions on other properties.

SCHEDULES

Schedule 1 - Temporary Placement of Waste Container or Skip on the Footpath

Applicant's Name:..... Phone:.....

Address:.....

I hereby make application for permission to place a Waste Container on the footpath at the following location:.....

The container will be supplied by -

Name:.....

Address:..... Phone:.....

N.B. If it is physically possible to place the container on private property it is unlikely approval will be granted.

I agree to comply with Council's conditions as set out on the back of this page.

I hereby accept responsibility for any damage caused to footpaths, kerbs and gutter, landscaping or services in the placement or removal of the container.

I hereby undertake to clean up any waste deposited around the container by any person and to dispose of it according to Council requirements.

I hereby provide evidence of Public Liability insurance.

Fee of $ …… for a maximum of …….. days is enclosed.

Signed: …….. Date: ……

Draw a sketch of the property and show exactly where you wish to place the container:

Privacy Notification

In completing this form you will be prompted to supply information that is personal information for the purposes of the Privacy and Personal Information Act 1998. The supply of this information is voluntary. If you cannot provide, or do not wish to provide the information sought, the Council may be unable to process your request. Council is required under the Act to inform you about how your personal information is being collected and used. If you require further information please contact Council's Customer Service Centre on 9952-8222 and ask for an information sheet to be forwarded to you.

1. All building waste containers or skips are to be located on private property at all times, wherever practicable. The placement of such containers on the footpath section of any roadway will only be permitted in exceptional circumstances where it is not possible to locate containers on private property.
2. No permit will be issued for building waste containers or skips to be placed within the carriageway section of any public road or in any reserve at any time.
3. Application must be made to Council and the fee paid and approval in writing granted before any waste container or skip is placed on the footway section of any road.
4. All building waste containers or skips placed on the footway section of any road must have legibly displayed thereon the name, address and telephone number of the supplier and be provided with lights or reflective strips.
5. Containers or skips placed on the footway section of any road must be placed as directed by Council.
6. Companies or individuals supplying containers or skips or the hirers must accept liability for any damage caused to footpaths, kerbs and gutter, landscaping or services in the placement or removal of containers or skips.
7. The design, including the size, shape and colour of any waste container or skip shall be to Council's satisfaction.
8. Any application for placement of waste containers or skips on the footway section of any road shall be accompanied by evidence of a current Public Liability Insurance policy of a minimum of $5 million.
9. Council reserves the right to order the removal of any building waste container or skip, despite any approval granted, if such container or any activity associated with it causes a nuisance.
10. Putrescible waste or dangerous or hazardous wastes shall not be placed in any building waste container or skip.
11. The supplier or hirer shall agree in writing on the application form that they will bear responsibility for the removal of any waste deposited in or around the building waste container or skip whether by himself or at his direction or by any other person.
12. The applicant for permission to place a waste container or skip on the footway section of a road shall lodge payment with Council at the time of application in accordance with Council's relevant fees and charges

N.B. Council has the power to prosecute persons placing building waste containers or skips in any part of a road (including footpaths/nature strips) or any reserve contrary to the above conditions or if placed without permission.

Council may remove any containers or skips which are placed in dangerous situations or which are a nuisance or impede traffic or pedestrians.

Application Approved by Authorised Ranger: Signed _____

Date _____

Schedule 2 - Certification form for installation of Sediment and Erosion Controls

City of Ryde

Certification for the Installation of Sediment & Erosion Controls

Property Address: .....

Development Application Number: .....

I hereby certify that I have inspected the subject property and to the best of my knowledge, appropriate erosion and sediment control measures have been correctly installed on the site in accordance with the approved Sediment Control Plan.

Applicants Name: .....

Signature: ..... **Date:** .....

Phone Number: ..... **Mobile:** .....

Should Council require any further information regarding the installation or maintenance of the controls, please contact:

Contact Name: .....
(Builder, Contractor, Owner etc)

Company Name: .....

Address: .....

Phone Number: ..... **Mobile:** .....

Privacy Notification

In completing this form you will be prompted to supply information that is personal information for the purposes of the Privacy and Personal Information Act 1998. The supply of this information is voluntary. If you cannot provide, or do not wish to provide the information sought, the Council may be unable to process your request. Council is required under the Act to inform you about how your personal information is being collected and used. If you require further information please contact Council's Customer Service Centre on 9952-8222 and ask for an information sheet to be forwarded to you.

City of Ryde
Civic Centre
1 Devlin Street
Ryde NSW 2112

www.ryde.nsw.gov.au