

Hoardings for Building Sites (Public Protection)



When you are conducting building work that may cause a hazard to the public (eg. pedestrians and road users) you are required to erect a hoarding. A hoarding is a protective barrier that is constructed around building work to ensure that the safety of the public is maintained. A hoarding may display specific warning and advisory signs that caution people of potential hazards on the building site.

This fact sheet is applicable for the following uses on a roadway, footpath or Council land (park):

- Erection of a hoarding or overhead gantry
- Use of a mobile crane
- Erection of scaffolding
- Closure of portion of road, footpath, car park or similar public area
- Construction of an overhead protective awning

What Does Legislation Require Me to Do?

State Government Legislation, the *Building Act 1993* and the Building Regulations 2006, Regulation 604 Protection of the Public requires that:

- Precautions must be taken before and during building work to protect the safety of the public if required by the relevant building surveyor
- Before and during the carrying out of building work all excavations must be fenced or otherwise guarded against being a danger to life or property
- The consent and report of the relevant council must be obtained to an application for a building permit relating to the erection of precautions over the street alignment unless a local law requires the taking of precautions and the precautions comply with the local law

How Do I Obtain Approval?

A consent and report must be issued by Wellington Shire Council. When considering any application the following factors will be taken into account:

- The nature and duration of the work
- The likely hazard that the works may constitute to users of the road
- The impact of the works on the amenity of the adjoining area
- Whether an indemnity/guarantee in the required form has been provided
- Any other matter relevant to the circumstances of the application

When applying for a permit to erect a hoarding, evidence of the following must be submitted with the application form:

- The size and shape of all hoardings erected on Council property, including road reserves & footpaths, must be to the satisfaction of Wellington Shire Council
- Hydrants, service hatches, or other street furniture must not be covered or have access impeded, in any way. A minimum clear access of 1200mm will be required for pedestrians. This may be reduced to 1000mm at locations of street furniture or trees

- A Site plan, showing all footpaths, roadway or reserve details and all physical features including:
 - Trees
 - Street furniture
 - Parking sign poles
 - Australia Post boxes
 - Buildings on adjoining sites including access/egress doors
 - Public transport stops
 - Width of remaining pedestrian access
 - Whether building or site access is required

Note:

Site access will only be allowed via properly constructed crossovers or the provision of additional protection to the footpath area as directed.

Hoarding screens must be constructed of closely boarded timber or plywood between 1.8m to 2.4m in height to secure a building site and form a barrier against noise, dust and debris. Chain wire fences are only suitable if provided with shade cloth or similar material.

Note:

Chain mesh hoarding can only be supported by concrete block feet or similar if wholly within the confines of the site.

Hoardings are to be designed to withstand wind loads to AS 1170.2 with counterweights as necessary to prevent overturning, and suitably guarded.

Hoardings and barricades must be in good condition, free from graffiti and maintained to the satisfaction of the Shire. They should be painted in a uniform colour preferably white but at all times be provided with lights to warn. All building work or site work must be contained within the hoarding.

The safety lights must be provided to the satisfaction of the Council and generally in accordance with AS 1742. All lights must be kept lit from sunset to sunrise.

Dangerous or hazardous substances must not be placed within or stored in any public area.

No advertisements or billposters other than the builder's contact board are to be affixed to hoardings without prior approval of the Statutory Planning Department.

An application form, fees and proof of insurance will be required to be submitted. Allow a minimum of 28 days for the permit to be assessed and issued.

Where to From Here?

For further information about any of the information contained in this fact sheet contact Wellington Shire Council's Building Department on 1300 366 244 or enquiries@wellington.vic.gov.au.

