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# Policy for the Design of Construction Hoardings

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# Introduction

I

I.I

## Purpose

Construction hoardings have a considerable impact on pedestrian amenity and public spaces in the city. They are elements of the street which, when treated carefully, can make a positive contribution to the quality of urban life.

The purpose of this document is to improve the design quality of construction hoardings throughout the City of Sydney.

An urban design approach has been applied to construction hoardings. This is in step with Council's broader intention to create a vibrant, lively and pedestrian oriented streetscape. This policy supplements the existing technical and functional requirements and focuses on construction hoardings as significant elements of the public domain and upon their impact on pedestrians.

## Construction hoardings - application of this Policy

### Definition

Construction hoardings are:

- > fences or scaffolds erected on the ground to form a barrier between pedestrians and building sites and/or
- > overhead protective structures that are required for the protection of adjoining public areas and persons on a construction site.

While construction hoardings are currently classified as Type A (fences) and Type B (overhead protective structures), they will be considered from an integrated viewpoint in this policy. They are composed of elements, a number of parts, which fit together to form a whole. For example a fence (ie a Type A hoarding) is considered as one of the elements of the construction hoarding 'kit of parts'.

### Application

Major works - All of the elements of this policy apply to construction hoardings which are installed for a period of 12 weeks or more.

Minor works - Where hoardings are necessary for minor works and maintenance and are to be installed for a total period of less than 12 weeks, then the following elements of this policy are to be applicable:

- > Element 2            Traffic Barriers only (if adjacent to an excavation, the required traffic barrier is to be located between the site fence and the excavation)
- > Element 3            Site Fence
- > Element 4            Deck and Protection
- > Element 7            Colour
- > Element 8            Vehicle Access Gate
- > Element 9            Lighting

### Design quality and individual sites

This policy establishes a standard of design quality based on typical footpath/hoarding arrangements. It is expected that this quality standard will also be attained in the atypical circumstances of individual sites, when design solutions must also address the problems posed by narrow lanes, the monorail, site access difficulties etc. This policy does not encourage multi-level hoardings, ie hoardings with vertically stacked decks and sheds, because of their visual impact and the difficulties associated with their installation in city streets.

I.3

**Area to which policy applies**

This construction hoardings policy covers all of the Local Government Area of the City of Sydney, including Central Sydney, Millers Point and the Ultimo - Pyrmont precinct.

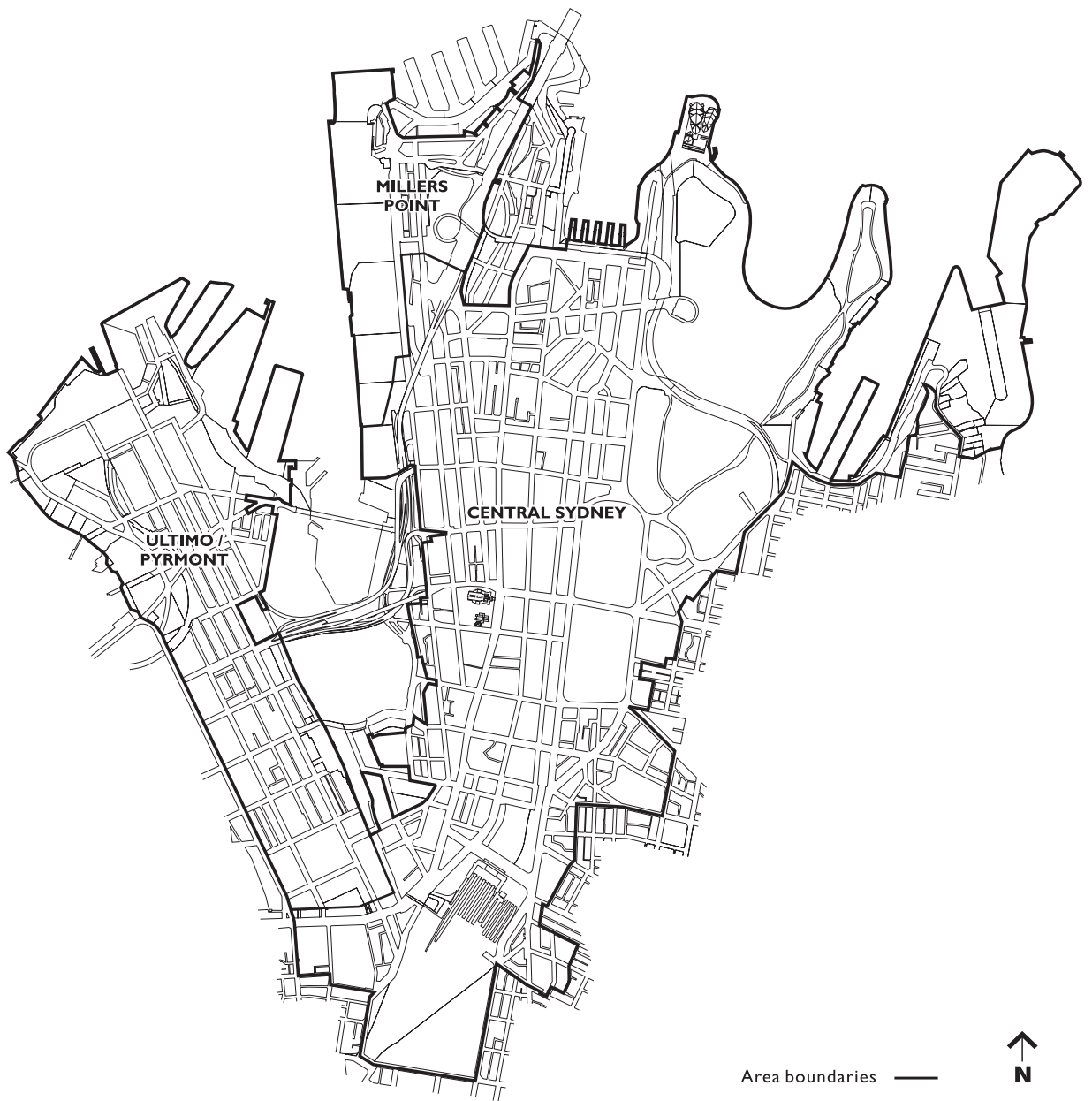


Figure I

#### Existing legislation

##### WorkCover Code of Practice - Overhead Protective Structures

The design, supply and installation of construction hoardings is guided presently through the Code of Practice - Overhead Protective Structures produced by the WorkCover Authority of NSW. This Code is aimed at improving health and safety standards on new building and construction sites, as required by the Occupational Health and Safety Act 1983.

The Code of Practice deals with:

- > planning and preparation for users and suppliers
- > structural design including loads, stability, foundations, vehicle impact and waterproofing of decks
- > safety
- > access for pedestrians, vehicles and services
- > miscellaneous items such as drainage, crane area, handrails and the protective fence
- > user responsibilities and legal requirements.

##### Relationship of this document to the WorkCover Code of Practice

The Code of Practice - Overhead Protective Structures refers to additional requirements of the local Council and acknowledges Council's role in reviewing and inspecting the installation of construction hoardings in public areas.

This policy is not a substitute for the Code prepared by WorkCover; but is a supplement to it. In addressing the visual appearance of hoardings and their impact upon pedestrians, this policy covers subject matter which is important within the City of Sydney but which is not included within the Code.

##### Standards and Codes

There are also a number of relevant Australian standards and other trade codes of practice. Hoardings are to be designed to the relevant standards, including AS 1725-1975, AS 1158, AS 1170 Part 1-1989, AS 1170, Part 2-1989, AS 1742 Part 3 and Guide to Traffic Engineering Practice.

## **Local Approvals Policy on Construction Processes**

### **2.2**

The erection of construction hoardings is listed under the draft Local Approvals Policy as a construction process which requires Council approval. This draft Local Approvals Policy is prepared in accordance with Sections 158 to 167 of the Local Government Act (1993).

The draft Local Approvals Policy lists criteria for assessing applications and the need for hoardings to be “well detailed, finished and maintained in order to preserve the visual amenity of the City.” This policy for the Design of Construction Hoardings provides assistance to developers seeking to fulfil this requirement.

### **2.3**

#### **Overview of the current situation**

The policy was prepared following a comprehensive review of existing construction hoardings in the city.

As of July 1997 there were about 70 construction hoardings on city streets. The majority of these were Type B hoardings, varying in length from 20 metres on infill sites to whole block frontages and, in some cases, entire city blocks. The standard of the hoardings was variable but the majority of hoardings were unsatisfactory.

Contrary to popular perception, hoardings are not ‘temporary’ but permanent features of the city. While hoardings for individual building sites are only installed during the period of construction, hoardings are always present within the city due to ongoing development. Additionally, in the case of some large development sites, construction hoardings have been installed on footpaths for almost ten years, and are now generally in a dilapidated condition.

### **2.4**

#### **Summary of hoarding materials**

The predominant systems used for the installation of overhead protective construction hoardings are structural timber, structural steel, prefabricated steel and scaffolding. Of these, the majority of overhead type construction hoardings are constructed from structural steel and structural timber or a combination of both.

Prefabricated structural steel and scaffolding systems constitute less than one third of those installed.

## 2.5

**Desirable improvements to construction hoardings**

A number of desirable improvements to hoardings are sought through this policy and they are described as follows:

- > minimised obstruction of the footpath, eg through the siting of hoarding supports and site fence as close to site boundary as possible
- > visual openness of footpath, eg through improved height clearance over footpath and non-continuous counterweights at the kerb
- > better standards of detailed design and finish, as appropriate within a central city location
- > masking of site sheds by fascia from view from the street
- > coordinated information and integrated graphics on both fascia and site fence
- > visibility of the in-ground site works for the city's pedestrians
- > creative use of colour, images and graphics
- > high quality street lighting
- > water and weather protection above pedestrians
- > improved maintenance and use of durable materials
- > safety in accordance with the WorkCover Code of Practice

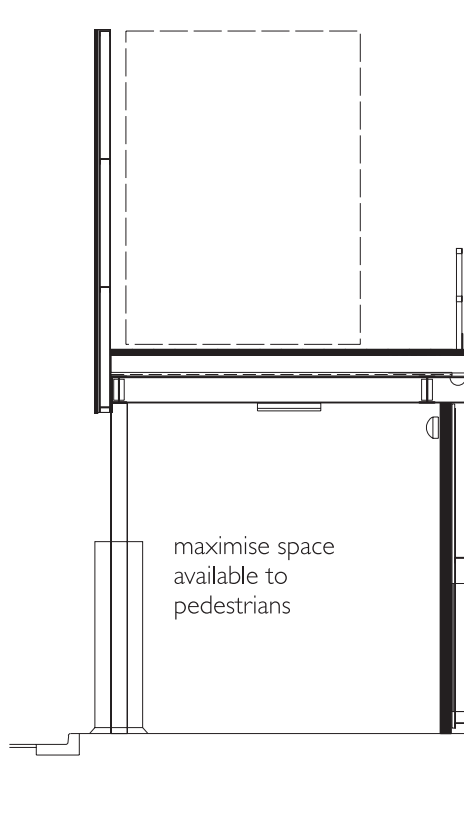


Figure 2 Desirable improvements

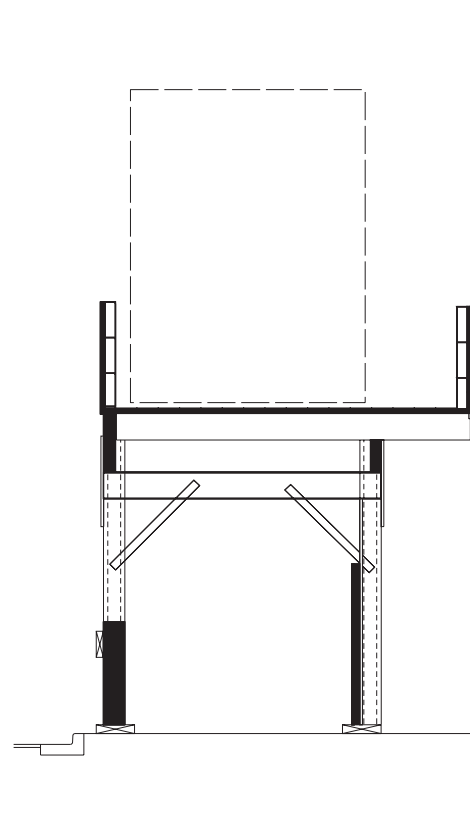
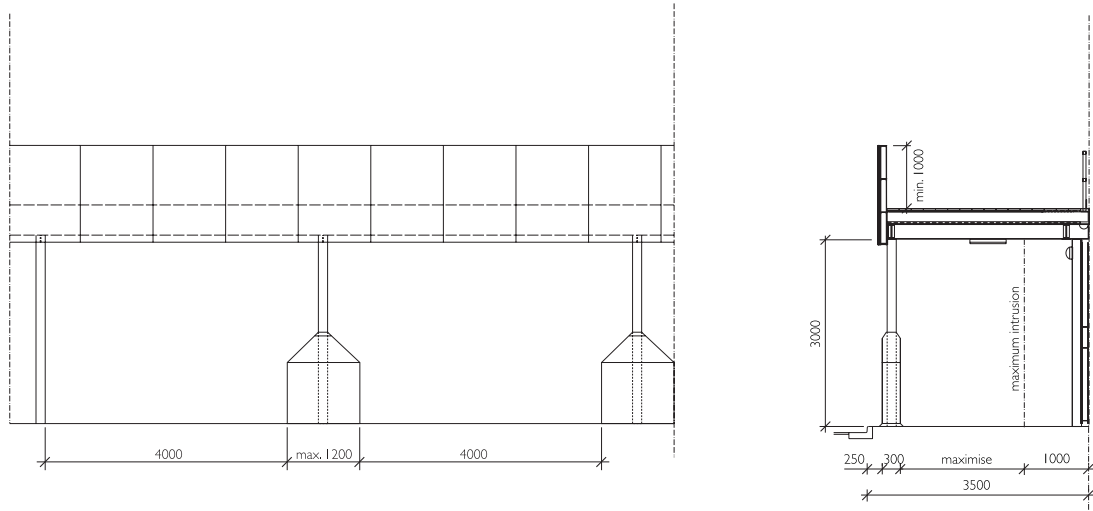
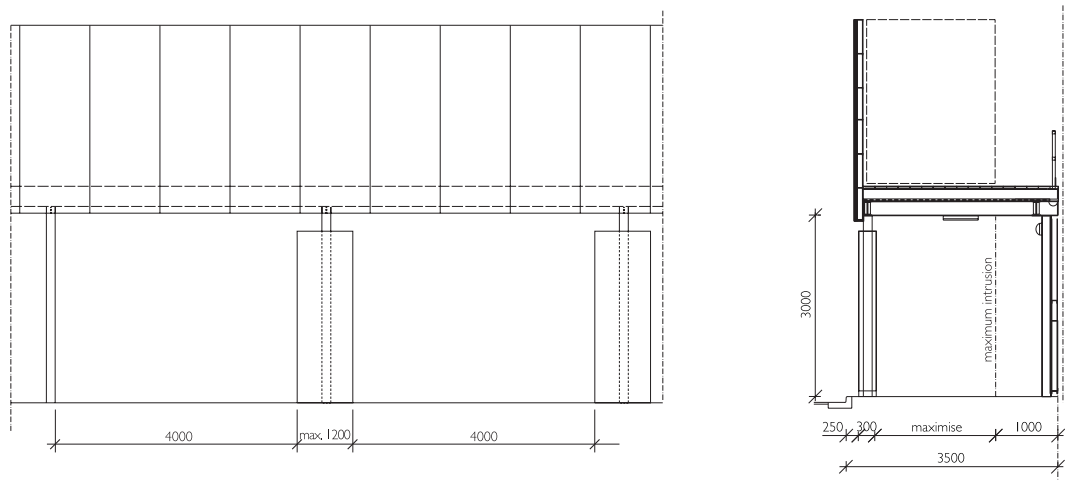


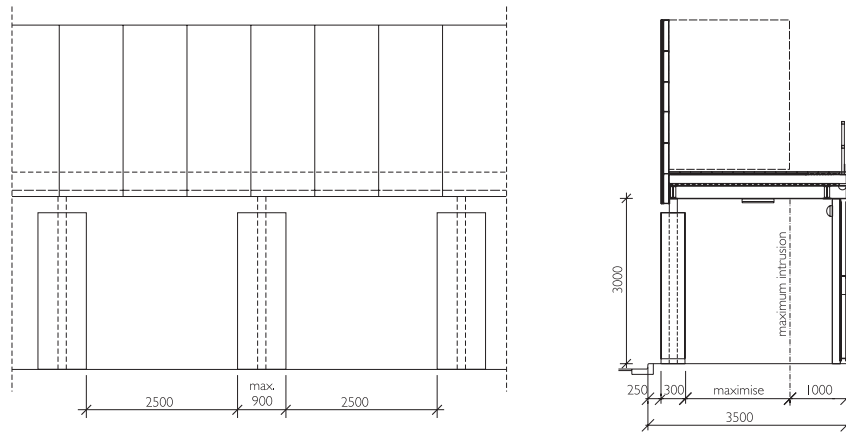
Figure 3 Typical current practice



**Figure 4** Construction hoardings: Example (Central Sydney)  
*Note - This example fulfils the Deemed To Comply provisions, pending site specific engineering design.*



**Figure 5** Construction hoardings: Example (Central Sydney)  
*Note - This example fulfils the Deemed To Comply provisions, pending site specific engineering design.*



**Figure 6** Construction hoardings: Example (Ultimo - Pyrmont)  
*Note - This example fulfils the Deemed To Comply provisions, pending site specific engineering design.*

# Design Requirements

3

## Aims

3.1

The aims for the design of construction hoardings are as follows:

- > maintain the highest possible standard of pedestrian amenity on city streets
- > provide hoardings which contribute as positively as possible to the streetscape
- > provide a high quality designed hoarding appropriate to its location in the city
- > inform pedestrians about the proposed development
- > allow for the provision of safety and structural adequacy in accordance with the WorkCover Code of Practice - Overhead Protective Structures
- > maintain materials, finishes, structure and graphics in a good condition

## 'Kit of Parts' approach

3.2

Design requirements for the key elements of hoardings are described in this section.

These standard elements are to be assembled to suit specific site conditions. This approach encourages the use of systems which can be reconfigured to suit the circumstances of each typical installation.



Figure 7 Construction hoarding elements

## Elements

The key elements of construction hoardings are:

1. **Structure**  
This element is the primary framework of the hoarding and consists of columns, beams and, if necessary, bracing.
2. **Counterweights, column bases and traffic barriers**  
This element comprises the counterweights which are often necessary to stabilise the hoarding and the traffic barriers which protect pedestrians and motorists at deeply excavated sites.
3. **Site fence**  
This element is required as a barrier between the street and the construction site and is located where possible on the site boundary.
4. **Deck and protection**  
This element is located over the footpath to protect pedestrians and to provide a platform for site sheds.
5. **Fascia**  
This element is constructed above the footpath edge of the deck to screen site sheds and storage space and also provides the opportunity for decorative graphics.
6. **Graphics and information**  
These are provided on both the site fence and fascia. They may include an advertising component, subject to the approval of Council.
7. **Colour**  
Standard colours or an approved graphic design are to be used on the fascia, site fence and structure, to create a coordinated and integrated appearance.
8. **Vehicle access gate**  
This element is an opening in the site fence which provides access for construction related vehicles and machinery.
9. **Lighting**  
This element provides lighting for pedestrians and is located on the site fence or deck soffit.

## Element I: Structure

### Objectives

- > To maintain the openness and natural light to footpaths beneath hoardings.
- > To minimise the physical encroachment on the footpath and obstruction of pedestrian movement and activity.
- > To provide safe, well designed and well detailed structures.

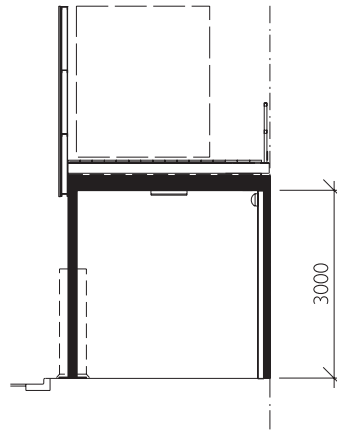


Figure 8  
Structure

### Deemed To Comply provisions

*Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.*

- > The minimum height clearance to the underside of the deck structure is to be 3000mm wherever possible<sup>(a)</sup>. Height clearance to knee bracing is not to be less than 2500mm and the size of braces is to be minimised.
- > Columns and/or column/counterweight units<sup>(b)</sup> are to be located with a minimum clearance of 4000mm along the footpath in Central Sydney, wherever possible<sup>(c)</sup>. Columns and/or column/counterweight units<sup>(b)</sup> are to be located with a minimum clearance of 2500mm along the footpath in Ultimo Pyrmont and Millers Point, wherever possible<sup>(c)</sup>. Span across the footpath is to be maximised<sup>(e)</sup>.
- > Columns and/or column/counterweight units<sup>(b)</sup> shall be located at equal spacings wherever possible, ie unless this would be of detrimental impact upon significant features of the public domain<sup>(c)</sup>. Adequate provision is to be made for these features<sup>(c)</sup>.
- > The setback from the kerb is to be minimised, subject to there being a minimum setback of 250mm from the kerb face.
- > Longitudinal cross bracing may be used to ensure the stability of the hoarding and is to be integrally designed with the structure. The number of cross braced bays is to be minimised and restricted to bays where pedestrian movement is not impeded.
- > The size of all secondary structures below deck level (excluding columns) is to be minimised.
- > If rails/screening are to be provided to protect pedestrians, structure and site sheds, from crane lifts adjacent to approved Construction Zones on the road, then:
  - the screening is to be designed to minimise both its visual enclosure of the pedestrian space and its length along the footpath
  - the fascia is not to be obscured by screening

## Notes

- (a) A lesser height clearance may be unavoidable in certain circumstances which could include demolition sites where there is a low first floor or an existing low footpath awning.
- (b) Refer to Element 2
- (c) A lesser or irregular column span may be unavoidable in instances where the column setout must accommodate bus stops, trees, services, existing building features, footpath lightwells to basements, driveways, laneways and other features of the public domain. Hoardings may need to be stepped or notched to allow for existing trees.
- (d) The intent of the WorkCover Code of Practice is to provide a structure with the capacity to span between alternate columns to prevent collapse in the event of the removal of a column (in preference to providing additional columns).
- (e) Where narrow, busy footpaths are affected, Council may require that the site fence and columns be moved closer to the site alignment once the development has been constructed to first floor level.

### Element 2: Counterweights, column bases and traffic barriers

#### Objectives

- > To minimise the physical encroachment on the footpath and the obstruction of pedestrians.
- > To maintain the visual openness of the footpath.
- > To integrate counterweights, columns and traffic barriers within the design of the hoarding structure.

#### Deemed To Comply provisions

Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.

- > Structural stability is to be achieved with least possible impact upon the width and openness of the footpath. Consideration is to be given to the suitability of potential alternatives to kerbside counterweights, eg connection to a ground beam joined to the shoring, bracing to first floor building structure, etc.

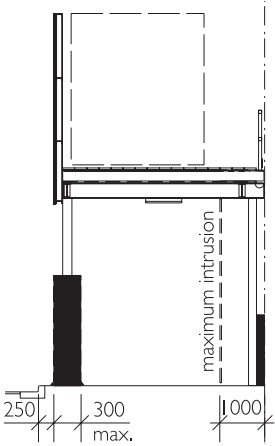


Figure 9  
Counterweight

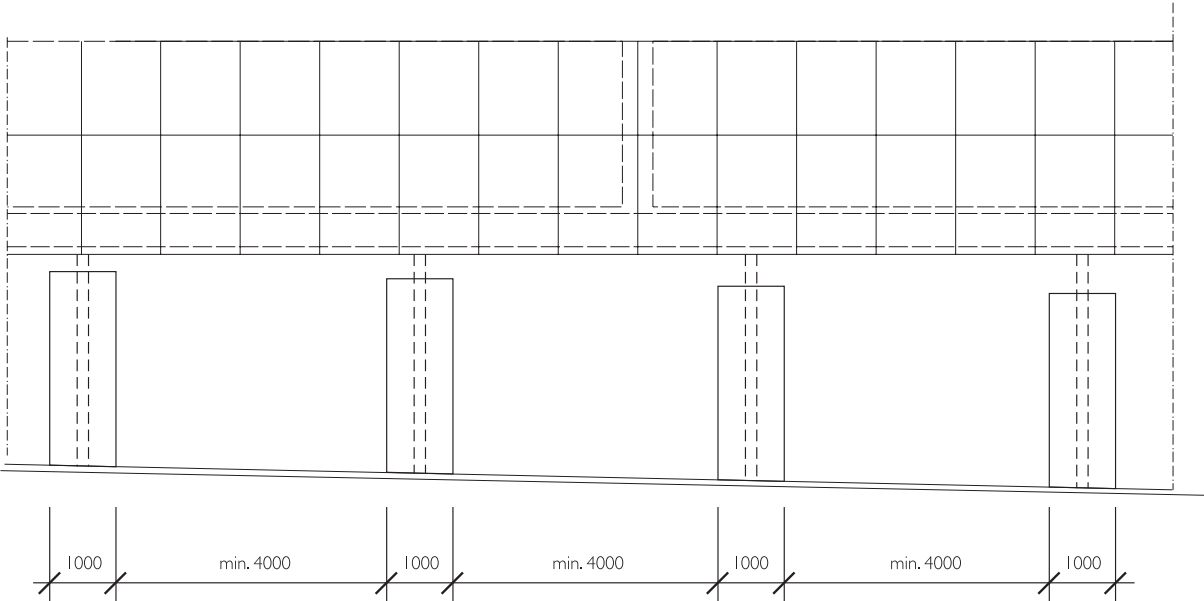


Figure 10 Typical counterweight elevation

- > Where kerbside counterweights are necessary, ie to deal with the effects of wind or vehicle impact, then the preferred arrangement is the provision of isolated column/counterweight units, rather than continuous fences between the columns. Column/counterweight units are to be designed as architectural elements which are visually integrated within the hoarding design. The following requirements are applicable to kerbside column/counterweight units:
- maximum dimensions of column/counterweight units in Central Sydney are 1200mm (length along footpath inclusive of columns and counterweights), 300mm (width across footpath), height as required<sup>(b)</sup>
  - maximum dimensions of column/counterweight units in Ultimo Pyrmont and Millers Point are 900mm (length along footpath), 300mm (width across footpath), height as required<sup>(b)</sup>
  - where the tops of counterweights are located less than 2100mm above the ground, they are to be chamfered, or sloped, so as to avoid the collection of dirt and refuse
  - counterweights are to have a high quality finish, either an approved precast concrete finish or painted the standard colour (refer Element 7)
  - minimum set back from the kerb face is 250mm
- > Continuous counterweights may be used adjacent to the site boundary, provided that they are screened from the footpath by the site fence.
- > Columns are to contain a levelling device or be cut to level. On site packing to level the structure will not be acceptable. Sole plates, of a durable material, may be provided only in order to spread the bearing pressure upon the pavement. They are to be of least possible length and width and are to be aligned parallel with the footpath to reduce their potential trip hazard for pedestrians.
- > Where the site is excavated, the required crowd and traffic barrier is to be provided between the site fence<sup>(a)</sup> and the top of the excavation.

### Notes

(a) Refer to Element 3.

(b) Where vertically proportioned counterweights are used, the detail of the connection of counterweight to column is to be designed to safeguard pedestrians against dislodgement due to vehicle impact.

### Element 3: Site fence

#### Objectives

- > To minimise the impact of hoardings upon pedestrian movement on the footpath.
- > To provide a surface for graphics.
- > To effectively screen the works from the street.
- > To provide pedestrians with a view of the site, when and where appropriate.

#### Deemed To Comply provisions

Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.

- > Site fence is to be located adjacent to the site boundary with least possible intrusion onto the footpath.
- > Where there are reasonable constructional requirements, the site fence may intrude upon the footpath by up to 1000mm. Intrusions of up to 1200mm may only occur in localised circumstances, eg for stair access where this cannot be accommodated within the 1000mm intrusion.
- > The necessity for intrusion of the site fence onto the footpath is to be clarified in the application. Where narrow, busy footpaths are affected, Council may require that the site fence and support columns be moved closer to the site alignment once the development has been constructed to first floor level.
- > Site fence is to extend to the underside of the deck. Where there is no deck (ie in the case of a "Type A" hoarding), the fence shall be a minimum height of 2000mm.
- > Site fence is to be neatly finished top and bottom. Where panel edges would be stepped, due to the slope of the site, then the stepped edges are to be covered by facing/skirting boards.
- > Site fence is to consist of regularly sized panels approximately 1200mm in width.

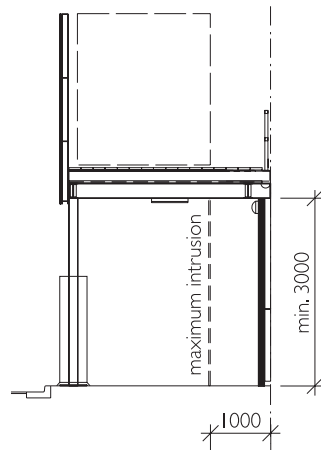


Figure 11  
Site fence

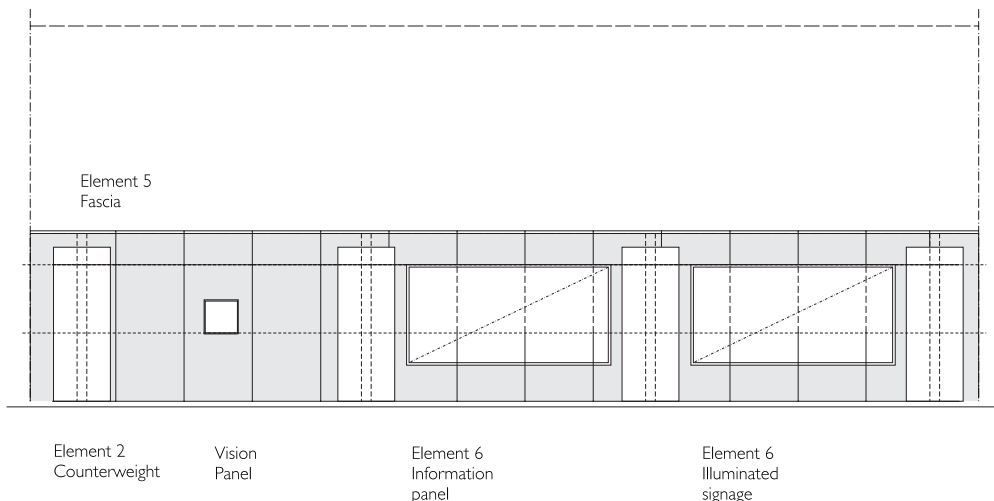


Figure 12 Typical site fence elevation

- > Vision panels are to be located at approximately 20 metre spacings in appropriate locations to allow for visibility of works up to ground level. The vision panels are to be 600mm high x 600mm wide located from 1200mm to 1800mm above the footpath level. Vision panels are to be covered with perspex and wire mesh and maintained in a condition to provide site visibility and safety and may be removed once the development is constructed up to ground level.
- > The toe of the fence is not to protrude onto the footpath, creating a hazard for pedestrians.
- > The site fence is to be maintained throughout the life of the hoarding and is to be constructed of durable materials (e.g. exterior grade plywood) which are capable of accommodating graphics.

#### **Notes**

- (a) Refer to Element 6: Graphics and Information, for details on information panels to be located on the site fence and Element 7: Colour.

## Element 4: Deck and protection

### Objectives

- > To protect pedestrians from weather.
- > To provide a cleanly detailed soffit.

### Deemed To Comply provisions

*Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.*

- > Underside of deck is to be lined or all structure, including deck joists, shall be painted the standard colour. (Refer to Element 7: Colour).
- > The deck is to be impenetrable to water and is to be combined with a drainage system, which discharges to the road channel or site. Rainwater is to be collected and disposed of without impact upon pedestrians.

### Notes

- (a) The deck is required to comply with structural requirements in accordance with the WorkCover Code and appropriate standards.

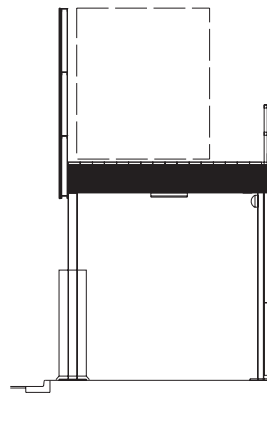


Figure 13  
Deck

## Element 5: Fascia

### Objectives

- > To conceal the visual blight caused by construction sheds when viewed from the street.
- > To promote the use of coordinated and well-designed graphics and information.

### Deemed To Comply provisions

*Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.*

- > Fascia are required in order to screen site sheds and other materials and equipment located on the hoarding deck from the view of pedestrians in the street. They are to extend at least up to the top of the sheds on the deck and must fully cover the deck structure.
- > 'Half fascia' panels may be permitted in circumstances where site sheds are not located. They are to extend for a minimum height of 1000mm above the deck level and must fully cover the deck structure.
- > Fascia shall be constructed from durable materials (eg exterior grade plywood) which are capable of accommodating graphics.

### Notes

- (a) Refer to Element 6: Graphics and Information and Element 7: Colour, for further provisions.

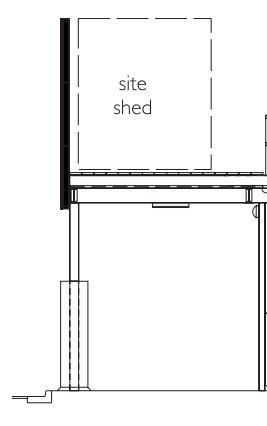


Figure 14  
Fascia

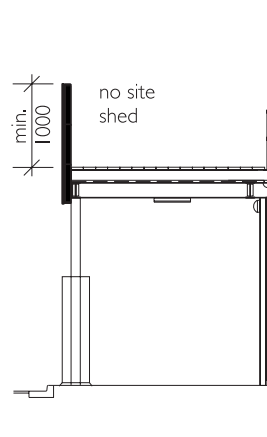


Figure 15  
Half fascia

## Element 6: Graphics and information

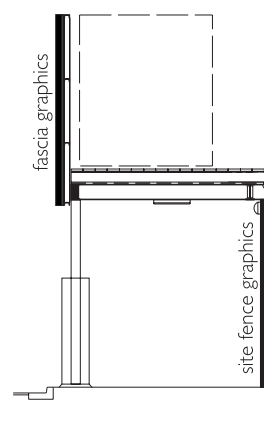
### Objectives

- > To provide high quality graphic and visual material and ensure that the hoardings are a source of visual interest.
- > To provide legible information.
- > To provide community information.

### Deemed To Comply provisions

*Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.*

- > Within Central Sydney, the fascia is to be provided with a complete and coordinated graphic design or be painted the standard colours (refer Element 7). The fascia must include a depiction of the relevant elevation on the relevant street frontage and project /consultant information in one location. It may also include the following:
  - information of community interest
  - artwork and graphic material of visual interest (ie supergraphics, photomontage, decorative patterns, drawings, text and illustrations)
  - other graphic material required or approved by Council.
- > Within Ultimo/Pymont and Millers Point, the fascia may either be provided with a graphic design (as above) or be painted the standard colour (refer Element 7)
- > The extent of advertising panels on the fascia is not to exceed either 15 percent of the area of fascia or 1800mm in height and is to be part of a coordinated graphic design.
- > The site fence is to be treated with graphics as part of overall design and must include required safety signage, builder and developer contact numbers, as well as other graphics approved or required by Council.
- > Within Central Sydney, the site fence may incorporate illuminated advertising signs (approximately 1800mm high x 1200mm wide), where these are approved by Council. These may be located in groups of not more than three signs at approximately 20 metre spacings.



**Figure 16**  
Graphics and information

- > The site fence shall be maintained free of bills and graffiti. Chicken wire is not to be used for this purpose. Areas of the site fence may be designated for the use of bill posters, subject to the specific approval of Council.
- > Hoardings shall not be used for advertising without the specific consent of Council.
- > Illumination is to be of no adverse impact upon residential buildings. The means of illumination is to be concealed. Flashing signs will not be permitted.
- > All surfaces, graphics and information shall be maintained to the satisfaction of Council throughout the life of the hoarding. Should Council consider that the hoarding and graphics have not been adequately maintained, then Council may direct the developer to remove all advertising material.

#### **Notes**

- (a) All graphics for all surfaces are to be submitted for the consent of Council.
- (b) In approving graphics proposals, Council accepts none of the copyright responsibilities of the applicant.
- (c) Where advertising will produce a financial return to the owner of the site, then Council, as landowner of the land over which the hoarding is to be erected, will require the owner of the site to negotiate with Council an appropriate percentage distribution of the advertising returns.

## Element 7: Colour

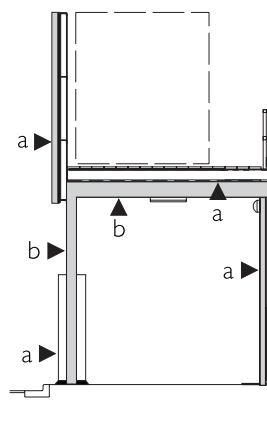
### Objectives

- > To establish a colour standard that evokes an image of Sydney.
- > To promote the creative use of colour as part of a graphic design concept for the hoarding.

### Deemed To Comply provisions

*Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.*

- > The standard colours are to be:
  - (a) sandstone: general colour for fascia, soffit of deck, counterweights (where painted) and site fence - Dulux Master Palette 30YY65/171 or equal
  - (b) ocean green: accent colour on the visible parts of the structure - Dulux Master Palette 30BG08/114 or equal.
- > Other colours relating to corporate identity or site conditions may be approved where part of a graphic design concept.



**Figure 17**  
Colour

### Element 8: Vehicle access gate

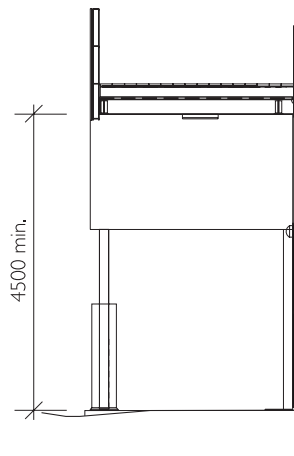
#### Objective

- > To minimise impact of access gates on footpath and pedestrian movement.

#### Deemed To Comply provisions

*Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.*

- > Vehicle access gates are to be either sliding type or inward opening and may incorporate pedestrian safety devices, such as retractable hazard arms, warning lights etc.
- > The height clearance is to be a minimum of 4.5 metres, or that of the nominated and approved design vehicle.



**Figure 18**  
Vehicle access gate

## Element 9: Lighting

### Objectives

- > To provide effective illumination of the footpath, with a minimum of shadowed areas, for the safety and amenity of pedestrians.

### Deemed To Comply provisions

*Solutions which comply with the following requirements are deemed to comply with the objectives for this element. Alternative solutions will be assessed in terms of their satisfaction of the objectives.*

- > The average illuminance is not to be less than 10 lux, with a minimum at any point of 2 lux, in accordance with the requirements of AS1158 - 1986 for Category C2 installations, Table 2.2<sup>(a)</sup>.
- > The lighting equipment to be installed is to be external grade, long life and is to comply with the Glare Control criteria as defined in Table 4.2 of AS1158 - 1986.

### Notes

- (a) It is anticipated that AS1158 - 1986 will be revised in late 1998 and that the relevant requirements of the new standard will then be applicable.

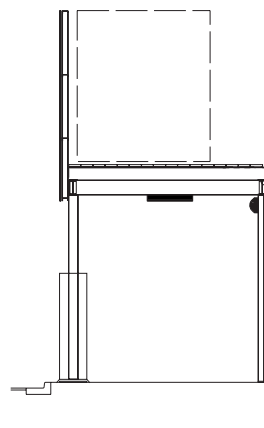


Figure 19  
Lighting

## Documents required

### 4.1

An application for a hoarding permit shall be submitted with drawings and information which is sufficient to allow a proper assessment of the proposal against the design requirements. This should include the following material:

- > site plan at 1:100 scale, showing all footpath detail
- > architectural plans, sections and elevations at 1:100 scale
- > construction details, structural drawings and details.
- > lighting plan.
- > statement regarding the length of time that the hoarding will be installed on the site as well as the nature of the works that are to be undertaken during this period.
- > description of the need for the use of footpath area adjacent to the boundary.

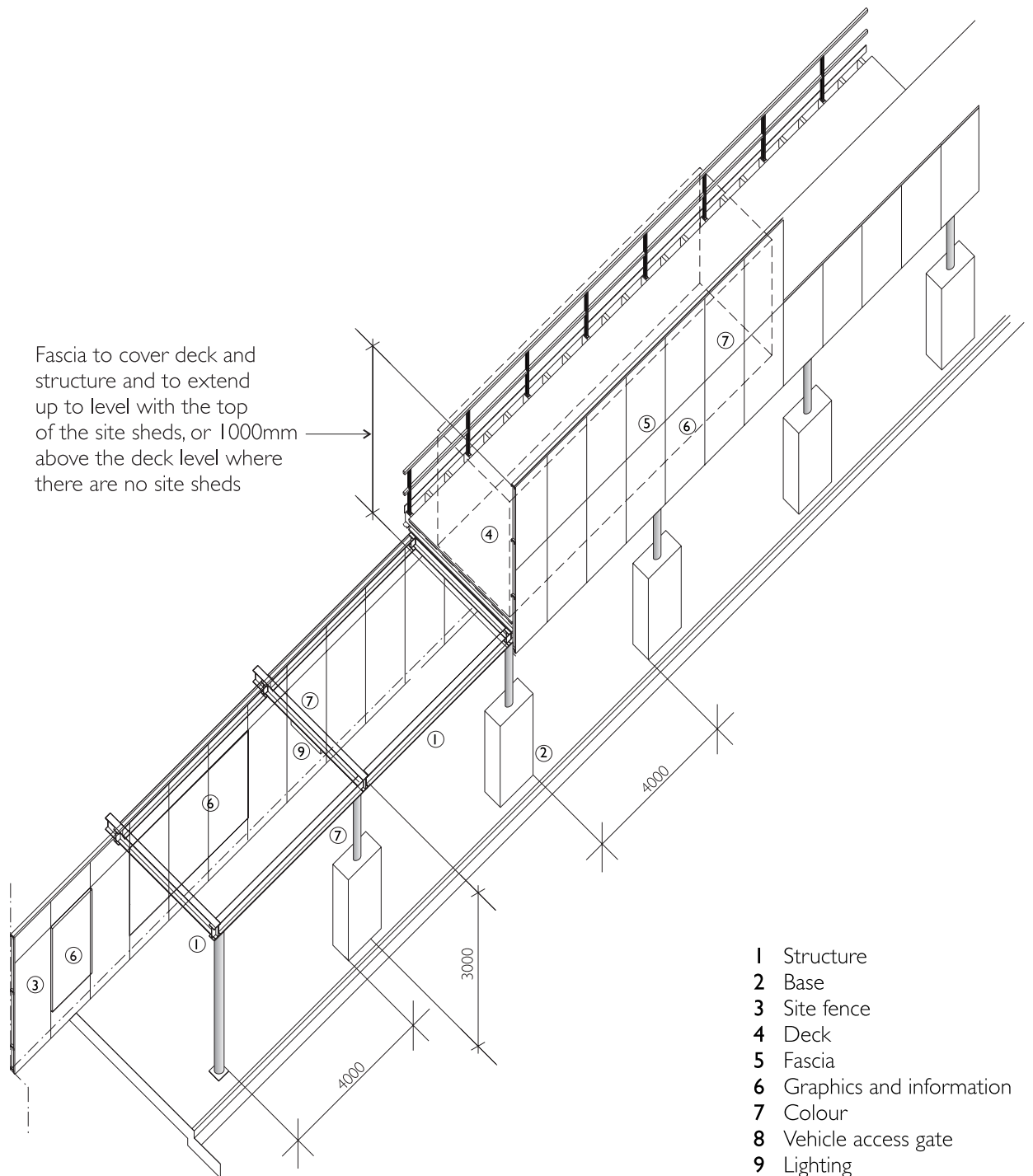
The application must also contain the following:

- > a completed Application for Approval
- > evidence of the required Public Risk Insurance Policy indemnifying the City of Sydney
- > certification by an appropriately qualified person
- > Council's hoarding fee (if on a public place), to be paid with application or at time of issue of permit, in accordance with Council's Fees and Charges
- > a bank guarantee or cash bond as security deposit on a Type B hoarding, in accordance with Council's Fees and Charges. The funds shall be available to Council for reasons including:
  - maintenance or rectification of hoarding
  - removal of hoarding
  - cost of restoration of footway
- > long service levy, to be paid with application or at time of issue of permit

If the application does not include a photomontage or sketch adequately describing graphic design and information and any proposed location for advertising panels/signs, then Council will impose a condition requiring that either this material be submitted within a specified period or the hoarding be painted the standard colours.

## Appendix A

Figure 20 Typical hoarding  
Central Sydney



## Appendix A

Figure 21 Typical hoarding  
Central Sydney

