

DETAILS OF CONDITIONS

Important Information

Application assessment and site inspection will not commence until all application fees are paid.

GENERAL CONDITIONS

- (a) Prior to commencing any works, a **Dial Before You Dig** search for public utility services shall be completed to identify the location of any underground services.
- (b) Work may proceed with the strict observance of the legislative requirements of Workplace Health and Safety legislation.
- (c) The contractor will maintain the safe flow of traffic, both vehicular and pedestrian, at all times. A Traffic Management Plan shall comply with AS/NZ 1742.3 - 2009. A Road Occupancy License shall be obtained from Transport for NSW for any work adjacent to a Transport for NSW managed Road.
- (d) The provision and maintenance of barriers and lights shall be in accordance with the requirements of Transport for NSW.
- (e) All vehicle crossings and associated works shall be constructed in accordance with the levels and specifications issued by Council and must comply with AS/NZ 2890.1:2004 "Off Street Car Parking" code.

1. VEHICLE CROSSING

- (a) The construction of all vehicle crossings and associated works (including excavation) within the road reserve must be completed by a **Council approved concrete contractor**. The list of approved concrete contractors is available on Council's website.
- (b) Quotations for the work specified above should be obtained from any of the Council approved concrete contractors on the list supplied and should be for the whole of the work stated in the approval.
- (c) As both levels and the list of approved concrete contractors are subject to change without notice, the applicant should check with Council prior to proceeding if the starting date is delayed for a period of more than 8 weeks.
- (d) Council must be notified at least 48 hours prior to any pouring of concrete within the road reserve. Notification shall be made by booking a weekday (Monday to Friday, 9am to 3pm, excluding public holidays) formwork inspection with Council's Engineer. Council will inspect the formwork and issue a "Vehicular Crossing Inspection Card". **No concrete shall be poured until the formwork has been approved and a satisfactory card is issued.**
- (e) Council will inspect the finished work and issue a final certificate to confirm that the completed works are in accordance with the approval mentioned above.
- (f) Construction of vehicular access shall be strictly in accordance with the levels supplied. Where the driveway within the property is to be constructed first, it shall be the responsibility of the owner to have the work carried out in such a manner as to provide a smooth join and continuity of grading.

- (g) Vehicular crossing slabs must be poured in **plain concrete only**. Slab surface must be **cove finished (or equivalent)** and edges to be finished with a 50mm margin. All cosmetic/decorative treatments, including but not limited to, asphalt, pavers, colouring, exposed aggregate, pebblecrete, stamped and stencilled concrete are prohibited.
- (h) Layback and gutter must be poured in **plain concrete** and finished with a **steel trowel**.
- (i) All redundant laybacks and vehicular crossings shall be reinstated to conventional kerb and gutter, footpath or grassed verge as appropriate with all costs borne by the applicant.
- (j) All disturbed areas of the footway adjacent to the vehicle crossing shall be turfed and finished level with the concrete surface. Raised edges are unacceptable.
- (k) The road adjoining the vehicle crossing shall be battered and turfed at a maximum gradient of 1V:6H or as directed by council.
- (l) Concrete footpath adjustments shall be in accordance with Council's specification and satisfaction.
- (m) The subgrade must be thoroughly compacted by the use of vibratory compaction equipment until it shows no signs of movement, or as directed by council.
- (n) All changes in grade shall be screeded to ensure no rigid/sharp transitions.
- (o) The minimum compressive strength of concrete shall be 25MPa at 28 days.
- (p) The minimum thickness of concrete shall be as follows:
 - (1) **Single Residential Dwelling:** 130mm thick reinforced with SL72 mesh placed 30mm below top of concrete slab.
 - (2) **Multi-Unit Residential:** 150mm thick reinforced with SL82 mesh placed 30mm below top of concrete slab.
 - (3) **Commercial or Industrial:** 180mm thick reinforced with SL82 mesh placed 30mm below top of concrete slab.
- (q) During the construction period, the applicant is responsible for ensuring all trees are maintained in a healthy and vigorous condition. No tree roots greater than 50mm in diameter are to be removed unless authorised by Council's Tree Services. Any roots approved for removal shall be clean cut with sharp tools such as secateurs, pruners, handsaws, chainsaws or specialised root pruning equipment.

Standard vehicular crossing profiles are designed to allow access for the standard B85 car as defined in AS/NZS 2890.1 - 2004. Council will not guarantee vehicular access for any other types of vehicles outside this standard.

2. FENCES, RETAINING WALLS, ETC.

- (a) Footings and other structures shall be built so as to permit the footway to be excavated or filled to the cross section as shown in the approved drawing without undermining the footings or overturning the structure in the case of fill.
- (b) Similarly, where filling is indicated, Council will not be responsible for failure of a fence or wall due to any additional surcharge loads.
- (c) Footings, fences, walls, etc., shall be wholly within the owner's property.

3. MAINS, SEWER, SERVICES, STORMWATER PIPES

- (a) Prior to the installation of new utility services, existing underground utilities shall be identified prior to the commencement of any works.
- (b) An "Approval to Excavate Council Roads and Footpaths" shall be obtained with payment of permit fees and restoration costs prior to the commencement of any works within the road reserve. The prescribed payment of the restoration fees as set out in Council's Road Restoration - Fees and Charges.
- (c) These shall be laid at standard depths in accordance with the relevant utility authority's requirements. Standard depths shall be below the levels shown on the drawings.
- (d) Where services are not laid to the correct levels, the owner will be responsible for the full cost of lowering, raising or relocating these services should they be exposed or affected during future construction works.
- (e) The owner is responsible for any breakage or damage as a result of the works or should it occur when Council is working within the limits of the present natural surface and standard depths below the cross-section in the drawing supplied.
- (f) Backfilling of the trench shall be to the requirements as set out in Council's Road Opening Conditions. These conditions are available on Council's website.
- (g) The owner is responsible for maintaining minimum horizontal and vertical clearances from existing utility services in accordance with the relevant utility authority's current specifications. If the minimum horizontal and/or vertical clearance cannot be achieved, the services must be adjusted/relocated in accordance with the relevant utility authority's current requirements. A letter of concurrence must be attained from the relevant utility authority stating that the proposed works comply with their current requirements prior to commencing any works. All adjustment/relocation works must be completed by an authorised contractor.
- (h) The owner is responsible for ensuring all stormwater outlets from the property into the road reserve are installed in accordance with Council's standard drawings.

Note: Please be advised that utility authorities are entitled to place utility services in, on or over the vehicle crossings in accordance with the Roads Act 1993. The relevant utility authorities are responsible for the restoration works of any damaged vehicle crossings as a result of their work