

CITY ASSETS POLICY

ROCK ANCHOR

Effective Date: October 2012

Revised Date: October 2015

Policy Statement

This Policy applies to all land within the City of Canada Bay Local Government area.

- The use of permanent rock anchors on Council land will not be permitted.
- The use of temporary rock anchors may be permitted, subject to conditions and only where an alternative method of stabilization cannot be used or is impractical.

Objectives

The objectives of Council's Rock Anchor Policy are:

- To ensure Council's assets are protected.
- To minimise any adverse impact on properties caused by rock anchors.
- To safeguard the public interest whilst ensuring a safe means of supporting public land adjoining development sites during construction.
- To protect utility services from damage resulting from developments.
- To ensure that uniform controls are applied throughout the whole of the City of Canada Bay Local Government Area.

Implementation

- This Policy applies to all Council land where temporary rock anchors are proposed as a support mechanism during construction or excavation on development sites.
- This Policy does not apply to the installation of rock anchors on private land.
- Rock anchors must only be installed with formal approval from Council's City Assets Section via a Section 138 of the Roads Act Consent.
- Council is entitled to charge fees in accordance with Section 611 of the Local Government Act 1993.
- The Applicant/Developer must provide full details of the proposed installation, prepared by a qualified Structural or Geotechnical Engineer, for Council's approval, prior to commencement of excavation works. The Structural or Geotechnical Engineer must be a Chartered Professional Engineer with the Institute of Engineers, Australia.
- The Applicant/Developer must provide Council with a refundable Holding Deposit (minimum \$50,000), which will not be released until a Certificate is provided to Council certifying that the rock anchors have been completely de-stressed or removed upon completion of works. This Holding Deposit may be used to repair any damage resulting from the rock anchors.
- The Applicant/Developer must pay Council a non-refundable administration fee and damage fee (refer Council's Fees and Charges Schedule).
- The Applicant/Developer must take out Public Liability Insurance to a minimum value of \$20 million, prior to the commencement of works.

Application and Requirements

- An Application for the use of temporary rock anchors will only be considered if there is no other available method of stabilizing Council's land. In this regard, statement from a qualified Structural or Geotechnical Engineer is required as proof.
- Rock anchors must be installed at a depth of not less than 2.5m below existing natural ground levels at the boundary.
- All utility services must be located and plotted on the drawing showing their depth and relative position to the proposed rock anchors, to ensure that the services will not be damaged or interfered with or affect Council's future works.
- The proposed rock anchors are to be geotechnically and structurally certified by the qualified Structural or Geotechnical Engineer.
- Upon completion of works, the rock anchors are to be completely de-stressed or removed without damage to Council's land or to existing services. Proof shall be provided in the form of certification from the qualified Structural or Geotechnical Engineer.

- The Applicant/Developer is liable for any current or future damage caused by the rock anchors during installation, whilst being installed, during de-stressing or during their removal including all damage to public land, damage to public land preventing its future development of the land (sterilization) or damage to existing services.
- Permanent rock anchors will not be acceptable.

Procedure

- The Applicant/Developer is to submit an Application to Council for permission to install temporary rock anchors.
- Accompanying the Application, the following documentation is to be provided for Council's assessment:
 - a. Dilapidation Report of the adjacent land where the proposed rock anchors are to be installed, prepared by a qualified Civil or Structural Engineer showing the preconstruction condition of the Council land.
 - b. A statement from a qualified Structural or Geotechnical Engineer, verifying that all other alternative support solutions have been investigated and has been found not to be feasible.
 - c. A drawing showing the proposed rock anchors both in plan and sectional view with dimensions, and all utility services plotted in plan and elevation.
 - d. A Certificate from a qualified Structural or Geotechnical Engineer certifying that the rock anchors detailed has been designed structurally sound and located safely away from all utility services.
 - e. A Performance Deposit is to be provided to Council, which is based on \$5,000 per rock anchor (minimum \$50,000). This Deposit can be in the form of a Bank Guarantee or cash. This Holding Deposit will be refunded in full when the Applicant/Developer's qualified Structural or Geotechnical Engineer provides Certification to Council stating that the rock anchors have been completely de-stressed or removed and that there has been no damage to Council land or utility services as a result. If damage has been caused, it must be rectified immediately at the Applicant/Developer's expense at no cost to Council before the Deposit can be released. Alternatively, Council may make good the damage using funds from the Holding Deposit.
 - f. Payment of a non-refundable fee of \$5,000 for Council administration, which must be paid prior to commencement of works. This fee will cover Council's cost to transfer this information onto Council's GIS system, dial-before-you-dig requests, cost of inspections, etc.
 - g. Payment of a non-refundable fee of \$200 per anchor, which must be paid to Council, prior to commencement of works. This fee will be used by council to offset the management costs which Council may incur from time to time due to the presence of de-stressed rock anchors on Council land.
 - h. Current Public Liability Insurance to a minimum value of \$20 million, which lists Council as an insured party for the works within the Council land must be taken out by the Applicant/Developer. A Certificate of Currency on Insurance Letterhead must be provided to Council, as proof.

Definitions

- **Temporary Rock Anchors** – rock anchors inserted below ground level used to stabilize earth, sand or rock adjacent to excavation work, which are safely de-stressed or completely removed upon completion of the works.
- **Qualified Structural or Geotechnical Engineer** – Registered Engineer with the Institution of Engineers, Australia who is a natural person on the National Professional Engineers Register.
- **Certification** – Certification shall be to compliance with the relevant Australian Standards, Council's Codes, Policies, and Specifications and other relevant Codes.