



Rock Anchor Policy

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Review Date:	
Version:	1
Division/Department:	Technical Services/Engineering Services
Responsible Officer:	Manager – Engineering Services
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1 Our Policy

The use of permanent rock anchors on Council Land will not be permitted.

Temporary rock anchors may be permitted, subject to conditions on applications where an alternative method of stabilisation would not be practicable or viable.

2 Objective

To adopt a policy which safeguards the public interest while providing a safe and economical means of supporting Council land adjoining development sites under construction.

3 Implementation

Temporary rock anchors must only be installed with the permission of Council's Development Engineer. Details of the proposed installation, prepared by a qualified Structural Engineer must be submitted for the approval of the Development Engineer or certified as structurally adequate by the Principal Certifying Authority, before the commencement of the works.

Anchors must be at least 2.5m below the surface at the boundary and must be certified by a qualified Structural Engineer or Geotechnical Engineer as having been de-stressed or removed upon completion of construction. The Applicant must pay a non-refundable bond. The Applicant must also take out Public Liability insurance to a minimum value of \$20 million, prior to the commencement of works.

4 Application of Policy and Exceptions

This policy encompasses all applications requesting the installation of temporary rock anchors on Council land during the course of construction/excavation on adjacent sites. This policy does not apply to the installation of rock anchors on private land.

Applications for the use of temporary rock anchors will be considered by Council if the following criteria are satisfied:

- a) There is no other readily available method of stabilising Council's land.
- b) The proposed rock anchors are placed at a minimum of 2.5 metres below the surface at the boundary and will not damage or interfere with existing services or future council works.

- c) The proposed rock anchors are geotechnically and structurally sound and certified as such by the PCA (Private Certifying Authority), Structural Engineer, or Geotechnical Engineer.
- d) The proposed rock anchors are safely de-stressed or removed after the construction period without damage to Council's land or existing services.
- e) The Applicant is liable for any current or future damage caused by the installation, presence, de-stressing or removal of the rock anchors, including:
 - Damage to public land;
 - Damage to public land preventing future development of the land; and/or
 - Damage to existing services.

Consideration will *not* be given to applications for the installation of permanent rock anchors on public land.

5 Procedures

Where the Council receives an application for the use of temporary rock anchors on Council land, the following procedures must be followed:

- a) An assessment will be carried out by the Development Engineer in terms of Council's Development Assessment Standard Conditions and the Council's Rock Anchor Policy: Application of Policy & Exceptions a) to e). The application must be prepared and certified by a practising Structural Engineer as structurally adequate for the anticipated works on adjoining Council land.
- b) The Development Engineer will either issue an approval to proceed with the installation of temporary rock anchors, or request the Applicant to resubmit the application proposing an alternate method for stabilising Council's land.
- c) A damage deposit per anchor (See Woollahra Council's Management Plan for current Fees & Charges) must be lodged by the Applicant to the Council, prior to commencement of works. This amount is non-refundable and will be used by Council to offset the cost of administering its Rock Anchor Policy and also to offset the costs which Council may incur from time to time due to the presence of de-stressed rock anchors on Council land.
- d) A bond of \$5000 per anchor (with a minimum of \$50,000) must be lodged in monetary form by the Applicant to the Council, prior to the commencement of the works. The bond amount will be refunded in full when the Applicant's Structural Engineer or Geotechnical Engineer provides certification to Council that the temporary anchors have been removed or de-stressed and that no damage has been caused. If damage has been caused it must be rectified by the Applicant at no cost to Council before the bond will be released. Alternatively, Council may make good the damage using funds from the bond.

- e) The bond and the deposit may be lodged as a Bank Guarantee in a form acceptable to Council. The Applicant's Structural Engineer or Geotechnical Engineer will be responsible for obtaining the locations of all services applying to the public land and for designing and siting the rock anchors to ensure that no damage is caused to such services.
- f) The Applicant must take out Public Liability insurance to a minimum value of \$20 million. This amount must be taken out prior to the commencement of works, and a Certificate of Currency must be provided to Council on Insurance Company letterhead. The Council must be named on the policy as a joint insured, and the policy is also to contain a cross liability clause. A copy of the Public Liability insurance policy must be provided to Council.

6 Definitions

In this policy, the term rock anchors are defined as:

Temporary anchors inserted below the ground and used to stabilise earth, sand or rock adjacent to excavation work, and which may be safely de-stressed or removed upon completion of the works.

Policy Amendments

Date	Responsible Officer	Description