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New South Wales

Design and Building Practitioners — Particulars for Regulated Designs Order 2021

under the

Design and Building Practitioners Act 2020

I, the Honourable Kevin Anderson MP, Minister for Better Regulation and Innovation, make the following Order under section 5(3) of the *Design and Building Practitioners Act 2020*.

Dated, this 10 day of June 2021.

A handwritten signature in blue ink, appearing to read 'K Anderson'.

KEVIN ANDERSON, MP
Minister for Better Regulation and Innovation

Published _____

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Design and Building Practitioners — Particulars for Regulated Designs Order 2021

under the

Design and Building Practitioners Act 2020

1 Name of Order

This Order is the *Design and Building Practitioners —Particulars for Regulated Designs Order 2021*.

2 Commencement

This Order commences on 1 July 2021 and is required to be published in the Gazette.

3 Particulars

The particulars set out in clause 4, Schedule 1 and Schedule 2 are specified for the purposes of section 5(3) of the *Design and Building Practitioners Act 2020*.

4 Title block

All regulated designs for which a compliance declaration is made or is to be made, must include the following particulars:

- a. a north point and the orientation of the design, unless the design is a report or specification,
- b. a scale, unless the design is a report or specification; and
- c. a completed title block published in the top left-hand side of the design document.

Note. The Title Block can be downloaded from the departmental website.

Title Block

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:			Body Corporate Reg No:	
Drawing Title:			Drawing No:	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

Schedule 1 Particulars for regulated designs – shoring and underpinning

clause 3

1 Application of Schedule

This Schedule applies to regulated designs prepared for shoring where the boundary of a neighbouring property is within the zone of influence of a designed excavation.

2 Definitions

(1) In this Schedule—

the Act means the *Design and Building Practitioners Act 2020* and includes the regulations made under the Act.

Note. The Act and the *Interpretation Act 1987* contain definitions and other provisions that affect the interpretation and application of this Schedule.

designed excavation means the excavation of soil and rock required on a site to construct the design including the design bulk earthworks level and any local or detailed excavations.

services means underground services for the supply of gas, water, sewerage, telecommunications, electricity, chemicals, fuel or refrigerant in pipes or lines.

(2) Words used in this Schedule that are defined in the Act have the same meanings as they have in the Act.

3 Specified particulars

The following particulars must be included in a regulated design to which this Schedule applies:

- (a) evidence that all reasonable steps have been taken to verify:
 - (i) the footings of all structures within the zone of influence of the designed excavation, including (for example only):
 - A. the results of a *Government Information (Public Access) Act* request to the relevant local council or other relevant authority; and
 - B. evidence of investigations undertaken on the neighbouring property to verify the nature and extent of any footing system present, or evidence that permission for such investigations to be carried out was sought from and denied by the neighbouring property owner or occupier, and
 - (ii) the plan location and depth of any services, and
- (b) a plan at a minimum scale of 1:100 identifying the:
 - (i) site boundaries,
 - (ii) shoring and/or underpinning location,
 - (iii) top of shoring levels and the extent of any underpinning,
 - (iv) location and use of existing structures on the neighbouring property within the zone of influence of the designed excavation, including surface and roof levels, and
 - (v) locations where any on-site exploratory works were undertaken, and

- (c) Cross-section drawings at a minimum scale of 1:100 identifying the:
 - (i) shoring and underpinning system,
 - (ii) site boundary,
 - (iii) offsets to the shoring system from the boundary, including the construction tolerance,
 - (iv) neighbouring site's surface level within the zone of influence of the proposed excavation,
 - (v) details (including size and levels) of any structures on the neighbouring property including, without limitation, footing systems, retaining walls and services,
 - (vi) surcharge pressure assumed to be applied to the ground by the footing system(s) of any neighbouring structures,
 - (vii) any levels of construction stages or inspection points in the excavation process for any props or anchors included in the design, and
 - (viii) assumed geological profile of the ground material surrounding the shoring and underpinning system, and
- (d) elevation drawings of the shoring system at a minimum scale of 1:100 identifying the:
 - (i) shoring and underpinning system, including levels of the base and top of the shoring system and, for underpinning, the extent (depth) of works
 - (ii) design bulk earthworks level,
 - (iii) level of excavation for any footing beams or localised excavations within the passive 'zone of influence' on the excavation side of the shoring system, including for any footing edge beam, lift or stormwater drainage pit or services excavation,
 - (iv) location, extent and reduced levels of any footing systems including underpinning within the zone of influence of the excavation on the neighbouring property,
 - (v) any levels of construction stages or inspection points in the excavation process for any props or anchors included in the design, and
 - (vi) location and extent of any services within the zone of influence of the excavation on the neighbouring property.

Schedule 2 Particulars for regulated designs – ground anchors

clause 3

1 Application of Schedule

This Schedule applies to regulated designs prepared for building work involving a ground anchor if any part of the ground anchor will extend onto a neighbouring property.

2 Definitions

(1) In this Schedule—

the Act means the *Design and Building Practitioners Act 2020* and includes the regulations made under the Act.

Note. The Act and the *Interpretation Act 1987* contain definitions and other provisions that affect the interpretation and application of this Schedule.

public road has the same meaning as it has in the *Local Government Act 1993*

services means underground services for the supply of gas, water, sewerage, telecommunications, electricity, chemicals, fuel or refrigerant in pipes or lines.

(2) Words used in this Schedule that are defined in the Act have the same meanings as they have in the Act.

3 Specified particulars

The following particulars must be included in a regulated design to which this Schedule applies:

- (a) evidence of a registered easement over the neighbouring property granting the right to install an anchor on that property, This requirement does not apply to a neighbouring public road where a consent under section 139 of the *Roads Act 1993* has been granted by the relevant roads authority,
- (b) a specification of the ground anchor including all the requirements contained in AS 4678 Clauses B4.4, B4.5 & B4.6,
- (c) a plan at a minimum scale of 1:100 identifying:
 - (i) the site boundaries,
 - (ii) the location of all ground anchors, including their full installed length, and
 - (iii) the construction tolerance on the location of all ground anchors, including their full installed length, and
- (d) a cross section of the anchors at a minimum scale of 1:200 showing:
 - (i) the anchor (without break lines over the anchor length),
 - (ii) the boundary location,
 - (iii) any associated shoring or retaining wall system,
 - (iv) excavation level for hold points prior to anchor installation,
 - (v) anchor installation angles to the horizontal,
 - (vi) the neighbouring site's surface level within the zone of influence of the proposed excavation and the anchorage zone of the ground anchor,
 - (vii) the details (including size and levels) of any structures on the neighbouring property including, without limitation, footing systems, retaining walls and services, and
 - (viii) the assumed geological profile of the ground materials around each ground anchor, and

- (e) elevation drawings of the anchor system at a minimum scale of 1:200 identifying:
 - (i) the anchor locations,
 - (ii) the design bulk earthworks level,
 - (iii) excavation level for hold points prior to anchor installation,
 - (iv) the location, extent and reduced levels of any footing systems within the zone of influence of the excavation on the neighbouring property,
 - (v) the location and extent of any services within the zone of influence of the excavation and the anchorage zone of the ground anchor on the neighbouring property, and
- (f) detail drawings at a minimum scale of 1:20 of the structural connection between the anchor system and any wall or shoring system.