Building Sites Guidelines

1. **Access**

   A stable, temporary access point must be established before works begin. This must be the only access point used for the site, unless otherwise permitted by Council and in accordance with that permission.

   Access is not permitted across nature strips or through open space/public land.

2. **Containment of builders’ refuse**

   2.1 Where any building work (other than minor building work) is being carried out on any land, the owner, builder or appointed agent must:

      a) ensure that dust, litter, runoff and rubbish from a building site or an approved area where building works are being conducted does not escape the site or approved area;

      b) provide a lidded container for the disposal of builders’ refuse to the satisfaction of Council;

      c) place the container on the land away from the drainage flow and keep it in place (except for such periods as are necessary to empty the container) for the duration of the building work;

      d) not place the container on any Council land, road or street without a relevant permit;

      e) empty the container whenever necessary to maintain levels so that the lid can be fully closed. A replacement container should be provided during the emptying process; and

      f) no dangerous or toxic materials are to be placed in these containers.

    The requirement to provide a container may be waived at Council’s discretion.

   2.2 For the purpose of identifying a person as described in item 2.1, a building site must include, by way of a sign, the name and contact details of the builder’s allocated site supervisor.

   2.3 Where any building work is being carried out on any land, the owner, builder or appointed agent must manage the building site to ensure:
a) no storm water discharge from a building site will contain sediments or pollutants;

b) any potential storm water pollutant is contained or stored in a manner such as to prevent it escaping from the building site;

c) building works and materials must be contained entirely within the building site and/or within an area approved by Council or an Authorised Officer;

d) materials/stockpiles must be located away from drainage flows or contained using a method such as silt fencing;

e) no substances or materials are to be hosed or swept into a Council storm water drain;

f) vehicles must be cleaned of concrete, clay or dirt before leaving the site, to prevent spillage on roads. They must not be washed or swept down on a road or driveway connecting to a Council storm water drain; and

g) any spillage of materials offsite must be cleaned up immediately.

3. Temporary fencing

Where building work is being carried out on any land, Council or an Authorised Officer may issue a Notice to Comply to the owner, builder or appointed agent to ensure that temporary fencing is erected to contain building activities to the building site, and further, that such temporary fencing is properly erected in accordance with the applicable building standards and removed when works are completed, to the satisfaction of Council or an Authorised Officer.

4. Disposal of builders’ refuse

During building work:

a) The owner, builder or appointed agent must ensure that all builders’ refuse which requires containment is placed in the container referred to in item 2.1;

b) The owner, builder or appointed agent must ensure that builders’ refuse is not deposited in or on any land other than in accordance with item 2;

c) The owner, builder or appointed agent must ensure that builders’ refuse is not deposited in or over any part of the storm water system.
5. **Removal of builders’ refuse**

On any land where building work is being or has been carried out, the owner, builder or appointed agent must remove and lawfully dispose of all refuse, including, without limiting the generality of the above, the builders’ refuse in the facility referred to in item 2, within seven days of completion of the building work.

The driver of any vehicle involved in placing or removing builders’ refuse facilities must access the building site by way of a stable temporary vehicle crossing, unless otherwise permitted by Council and in accordance with that permission.

6. **Toilets**

Where any work is carried out on a construction site that necessitates the employment of staff, or the engagement of other contractors or subcontractors, the person responsible for building works must ensure:

a) that prior to works commencing, a temporary toilet with hand washing facilities is provided on site at all times; and

b) that servicing, maintenance and the location of temporary toilets be to the satisfaction of Council.

In agreeing to the location of temporary toilets, Council may consider the impact of the portable toilet facility on the amenity of properties adjoining the building site.