

## Building Site Management Code of Practice

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<b>Position title of responsible business unit Manager:</b>	Manager, Community Safety and Compliance
<b>Approved by:</b>	Council
<b>Internal, external or both:</b>	External

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**1. TITLE**  
Building Site Management Code of Practice

**2. OBJECTIVE**

To:

1. encourage the better management of Building Sites and amenity issues arising from Building Activity;
2. prevent the escape of Potential Stormwater Pollutants from Building Sites;
3. provide a physical environment which aims to minimise hazards to health, amenity and safety of persons attending Building Sites and those adjacent, opposite or passing Building Sites;
4. define the standards to which persons engaged in Building Activity or landscaping should adhere; and
5. educate and encourage persons involved in Building Activity or landscaping to act responsibly to reduce the extent of litter and pollution for the benefit of the local community.

**3. DEFINITIONS AND ABBREVIATIONS**

Unless the contrary intention appears in this policy words defined—

- (a) in the Glen Eira City Council Community Local Law 2019 have the same meaning in this policy; and
- (b) below have that meaning in this policy.

<b>Term</b>	<b>Meaning</b>
<b>Builder</b>	A person who has been nominated as the builder on the building permit, and if no such application has been made the Person in Charge of the Building Activity or landscaping being carried out.
<b>Builders' Refuse</b>	includes any Potential Stormwater Pollutant, solid or liquid domestic or commercial waste, debris or rubbish, and without limiting the generality of the above, includes any glass, metal, plastic, paper, fabric, wood, food, vegetation, soil, sand, concrete, rocks and any other waste material, substance or thing generated by or in connection with Building Activity or landscaping.
<b>Facility</b>	A suitable rubbish receptacle capable of restricting debris and other waste from leaving the Building Site.
<b>Minor Landscaping Work</b>	landscaping valued at less than \$5,000
<b>Owner</b>	in relation to a Building means the owner of the land on which the Building is situated.
<b>Potential Stormwater Pollutant</b>	any material that upon entering the Stormwater System, degrades the quality of stormwater to the detriment of the environment, including litter, sediment, soil, mud, concrete and concrete washings, plaster, brick and tile dust, paint, thinners and acid.
<b>Person in Charge</b>	the Builder or the Owner or the person in control of the Building Site if that person is not the Builder or the Owner and in the case of a company each director of that company

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**Stormwater System**

Stormwater System which provides for the conveyance of stormwater run-off including kerb and channel, open channels, underground pipe systems and natural waterways.

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**4. POLICY****Stormwater Protection**

- 4.1. Where any Building Activity or landscaping is being carried out on any land, the Owner, Builder or Appointed Agent must manage the Building Site to ensure:
- (a) no Potential Stormwater Pollutant will escape from a Building Site; and
  - (b) any Potential Stormwater Pollutant is contained or stored in a manner such as to prevent it escaping from the Building Site.
- 4.2. Building Activity must be contained entirely within the Building Site and/or within an area approved by Council or an Authorised Officer.

**Control of Builders' Refuse and excessive dust in the course of carrying out Building Activity: Containment**

- 4.3. Where any Building Activity or landscaping (other than Minor Building Works or Minor Landscaping Work) is being carried out on any land, the Owner, Builder or Appointed Agent must:
- (a) ensure that any Builders' Refuse from a Building Site or an approved area where Building Activity or landscaping are being conducted does not escape the site or approved area;
  - (b) ensure that any excessive dust from a Building Site or an approved area where Building Activity or landscaping are being conducted does not escape the site or approved area;
  - (c) provide a Facility for the purpose of disposal of Builders' Refuse and to the satisfaction of Council, its size, design and construction will be at the discretion of the Builder;
  - (d) place the Facility on the land and keep it in place (except for such periods as are necessary to empty the Facility) for the duration of the Building Activity or landscaping;
  - (e) not place the Facility on any Council Land, Road, bridge or ford, footpath, bicycle path or nature strip, or any culvert, kerbing or other land or works forming part of a Road without Council's consent;
  - (f) empty the Facility whenever full and if necessary, a replacement Facility should be provided during the emptying process.
- 4.4. The requirement to provide a Facility may be waived at the discretion of an Authorised Officer.

**Control of Builders' Refuse: Disposal**

- 4.5. During any Building Activity or landscaping, the Owner, Builder or Appointed Agent must ensure that:
- (a) all Builders' Refuse which requires containment is placed in the Facility referred to in clause 4.3(c);
  - (b) Builders' Refuse is not deposited in, or on any land other than in accordance with clause 4.3; and
  - (c) Builders' Refuse is not deposited in or over any part of the Stormwater System.

**Control of Builders' Refuse: Removal**

- 4.6. On any land where Building Activity or landscaping 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 clause 4.3(c), within seven (7) days of completion of the Building Activity or landscaping or issue of an occupancy permit, whichever occurs last.

**5. HUMAN RIGHTS CHARTER COMPATIBILITY**

This Code of Practice has been assessed as being compatible with the *Charter of Human Rights and Responsibilities Act 2006* (Vic).

**6. ASSOCIATED INTERNAL DOCUMENTS**

Glen Eira City Council Community Local Law 2019

**7. EXTERNAL REFERENCES/RESOURCES**

None