



FRANKSTON CITY COUNCIL BUILDING AND WORKS CODE OF PRACTICE

1. PREAMBLE

Since the inception of Building Permits issued by private building surveyors, the standard of building sites in the Council's municipal district has fallen below a level acceptable to the Frankston community. Unsafe practices are very common and are a cause of great concern to the community and the Council.

Citizens who live near building sites often endure significant inconvenience and loss of amenity as a result of the conditions which prevail. Problems commonly encountered include:

- Storage of materials and equipment on roads, footpaths and nature strips,
- Waste materials and litter not stored or removed in a responsible manner,
- Wind blown litter, wrappings, containers, plastics, styrene, etc,
- Silt, sand, mud and litter fouling storm water systems,
- Traffic and pedestrian hazards as a result of waste, mud, materials and equipment being left on roads,
- Unauthorized damage to and interference with Infrastructure assets, etc

The Council has developed this Code of Practice to ensure that all personnel who are responsible for building sites and building works understand the minimum acceptable standards under which they operate.

2. OBJECTIVE

The objective of this Code of Practice is to provide an environment where activities on and related to building sites and building works compliment the safety and amenity of the public and the community.

3. RELATIONSHIP WITH GENERAL LOCAL LAW 2003

This Code of Practice has been incorporated by reference into the Council's General Local Law 2003. Clause 3.6 of that Local Law provides that: "The Person in Charge of building works or a building site must ensure that a permit is applied for and issued prior to commencing, or allowing to be commenced, any such building works, and Council's Code is complied with".

The Code referred to in that clause is this Code of Practice.

1. DEFINITIONS

Any word or term defined in General Local Law 2003 NO. 7 has the same meaning in this Code of Practice. Further, in this Code of Practice:

"**asset**" means any:

- (a) road;
- (b) drain;
- (c) drainage infrastructure;
- (d) street tree;
- (e) street sign; or
- (f) other property vested in or under the control of the Council";

"**camping**" means the placement of any tent, caravan or structure on a building site for the purpose of accommodating people engaged or employed to carry out building works on that building site";

"**sanitary facilities**" means sanitary facilities provided for the use of persons working on a building site, including:

- (a) toilets;
- (b) hand basins; and
- (c) the supply of clean water to toilets and hand basins;

"**site fencing**" means a fence around the entire perimeter of a building site at the commencement and for the duration of the building works,

- (a) at a height of not less than 1500 millimetres;
- (b) so as to be capable of preventing litter from being transported from a building site by wind; and
- (c) having not more than one access opening which:
 - (i) has a width not greater than 2800 millimetres;

(ii) is fitted with a 1500 millimetres high gate or gates which prevents or prevent litter from being transported from a building site when closed; and

(iii) is located to correspond with the vehicle crossing referable to the building site;

"site identification" means a sign which is at least 600 millimetres in height and 400 millimetres in width, is erected at the entrance to the building site and is clearly visible from the road, and includes:

(a) the lot number, as described on the Certificate of Title relevant to the land;

(b) the name of the Person in Charge;

(c) the postal address of the Person in Charge; and

(d) the 24 hour contact telephone number or numbers for the Person in Charge;

"vehicle crossing" means the vehicle crossing referable to and constructed for land in accordance with a construction plan approved by the Council, which is protected by way of an approved covering at the commencement of and for the duration of the building works; and

"waste container" means the container that is designed for the containment of litter and waste material within the building site, and which is:

(a) of robust construction;

(b) not less than one cubic metre in volume;

(c) has a lid which is attached to the container with hinges;

(d) closed at all times to prevent wind borne litter escaping from the container;

(e) emptied regularly; and

(f) not overfilled at any time.

5. CONTAINMENT OF BUILDING SITES

5.1 Building works must be contained entirely within a building site.

5.2 A building site must be provided with site fencing.

6. ENTRY TO BUILDING SITES

- 6.1 The point of entry to a building site must be by way of a vehicle crossing.

7. BUILDING SITE IDENTIFICATION

- 7.1 A building site must be provided with site identification.

8. SANITARY FACILITIES

- 8.1 Sanitary facilities must be provided on a building site at the commencement of and for the duration of building works, and must:
 - 8.1.1 not cause odours or detriment to the amenity of the area in which the building site is located; and
 - 8.1.2 be maintained in a clean and sanitary condition at all times.

9. BUILDING SITE WASTE

- 9.1 Waste produced as a result of building works must be:
 - 9.1.1 contained entirely within the building site;
 - 9.1.2 stored in a manner that does not attract the depositing of waste from sources other than the building site;
 - 9.1.3 stored in a manner that does not cause detriment to the visual amenity of the area in which the building site is located; and
 - 9.1.4 disposed of regularly and to a legal point of waste disposal.

10. LITTER

- 10.1 Litter that is capable of being blown off the building site by wind must be stored in a waste container.

11. PEDESTRIAN AND TRAFFIC HAZARDS, AND SAFETY

- 11.1 Building works must not cause detriment to pedestrian or vehicular traffic or be unsafe.

11.2 For the purposes of this Code of Practice, detriment to pedestrian or vehicular traffic will be caused by, and building works will be unsafe if there is or are:

11.2.1 mud or debris on a road;

11.2.2 materials referable to building works on a road;

11.2.3 equipment referable to building works or other works on a road;

11.2.4 excavation on or immediately adjacent to a road; or

11.2.5 building works on a road.

12. SOIL STOCKPILES

12.1 Soil that is stripped from a building site must be stockpiled on the building site for re-use or be transported to a legal place of disposal.

13. BLASTING CONTROLS

13.1 The Person in Charge must notify the Council prior to carrying out any blasting within the municipal district.

14. AMENITY CONTROLS

14.1 Activities on a building site (including building works) must not damage or cause detriment to the natural or built environment in which the building site is located.

15. DRAINS

15.1 Building works must not cause detriment to any stormwater drainage system or asset.

15.2 Detriment to a stormwater drainage system or asset will occur if:

15.2.1 material, equipment, litter, waste, mud, silt, sand or another product emanating from building works enters or interferes with the stormwater drainage system or asset; or

15.2.2 there occurs any alteration to or interference with a stormwater drainage system or asset, other than an alteration or interference - authorised by an Asset Protection Permit.