

# LOCAL PLANNING POLICY: CONSTRUCTION MANAGEMENT



<b>Legislation / local law requirements</b>	This policy has been prepared under the provisions of Schedule 2, part 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
<b>Relevant delegations</b>	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
<b>Related legislation, policies, procedures and supporting documentation</b>	<ul style="list-style-type: none"> <li>• <i>Local Government Act 1995</i></li> <li>• <i>Local Government Property Local Law 2021</i></li> <li>• <i>Local Government (Uniform Local Provisions) Regulations 1996</i></li> <li>• <i>Health (Asbestos) Regulations 1992</i></li> <li>• <i>Environmental Protection (Noise) Regulations 1997</i></li> <li>• Street Tree Policy</li> <li>• Policy No. 2.2.8 Laneways and Right of Way</li> <li>• Policy No. 2.2.12 Asset Management</li> <li>• Stormwater Drainage Connections</li> <li>• Parking Permits Policy</li> </ul>

## PART 1 - PRELIMINARY

### INTRODUCTION

The City of Vincent (City) is experiencing significant development pressure as it continues to grow. It is important that construction and demolition activities are suitably managed to minimise the impact on the surrounding community and environment.

### PURPOSE

The purpose of this Policy is to provide a clear direction on how activities associated with development are managed to minimise impacts on neighbouring properties, businesses, City property, thoroughfares, and the environment.

This Policy is informed by various legislative requirements to assist proponents of development in understanding the City's expectation when undertaking construction and demolitions works.

### OBJECTIVES

The objectives of this Policy are to:

1. Facilitate construction activities that are adequately managed to minimise impacts on the health, safety and amenity of the community, property and the environment.
2. Maintain safe movement for pedestrians and cyclists around construction sites, while ensuring safe traffic flow.
3. Ensure construction activities do not adversely impact City property.
4. Ensure the community is informed about construction commencement dates, notified of any disruptions, and are provided with a clear way for the timely resolution of issues by developers.

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## SCOPE

This Policy applies to all construction and demolition activities associated with development approval on private property throughout the City.

## PART 2 – POLICY

### POLICY OPERATION

Development activities or Construction Management Plans (CMP) that do not satisfy the Policy provisions will need to demonstrate how it achieves the objectives of this Policy.

Achieving the objectives of this Policy does not remove the requirement to comply with any other applicable legislation.

### POLICY PROVISIONS

#### 1. COMMUNITY NOTIFICATION AND COMPLAINT MANAGEMENT

- 1.1 For **major development** or **standard development**, the **developer** should provide a letter to owners and occupiers at least 14 days prior to the commencement of **development** works on a **development site**.
- 1.2 The letter should be provided to:
  - a) All owners and occupiers within a 100 metre radius of the **development site** for a **major development**; or
  - b) All owners and occupiers of adjoining and adjacent properties of the **development site** for a **standard development**.
- 1.3 The letter should include:
  - The address and summary of the **development** to be undertaken;
  - Milestones with indicative timeframes associated with the expected **development** activities;
  - Any expected disruptions, including the anticipated timing and duration; and
  - The name and contact details of the site manager/supervisor.
- 1.4 For **major development** or **standard development**, signage specifying any active work times and key contact details of essential site personnel should be provided on site and be visible from the public realm.
- 1.5 The **developer** should keep a record of complaints received during **development**, made available to the City upon request, with the record to detail the following:
  - Name of complainant;
  - Description, date and time of the complaint; and
  - Action taken by the **developer** to resolve the complaint.

#### 2. SITE SAFETY AND CONSTRUCTION METHODS

- 2.1 The **developer** is to implement measures to prevent unauthorised access to a **development site**.

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- 2.2 Site access from a laneway should only occur where no other access is available and be in accordance with Section 5 of this Policy.
- 2.3 The City does not support sheet piling as a construction method unless no other method is possible.

## 3. CITY PROPERTY

- 3.1 All **City property** should be protected for the duration of **development** works.
- 3.2 In the event that **City property** is damaged, the **developer** should undertake remediation works within 24 hours (or other agreed timeframe) at its own cost and to the satisfaction of the City.
- 3.3 Traffic management should be undertaken in accordance with Australian Standard AS1742.3-2009 Manual of Uniform Traffic Control Devices and Main Roads' traffic and road guidelines.
- 3.4 **Developers** should not use time restricted **on-street parking** bays unless a Construction Parking Permit has been issued by the City.

## 4. ENVIRONMENTAL MANAGEMENT

### Work Hours

- 4.1 **Development** works should be undertaken at the **development site** between 7am to 7pm Monday to Saturday.
- 4.2 **Development** works should be carried in accordance with control of environmental noise practices set out in section 4 of Australian Standard AS 2436-2010 Guide to Noise and Vibration Control on Construction, Maintenance and Demolition Sites.
- 4.3 **Development** works outside those specified in 4.1 are subject to compliance with the requirement of the *Environmental Protection (Noise) Regulations 1997* and any noise management plan approved by the City. Notification should be provided to surrounding properties no less than 72 hours prior to any works occurring.

### Control of Sand and Dust

- 4.4 Reasonable measures should be implemented to mitigate sand and dust drift from the **development site**.
- 4.5 No soil, sediment or stormwater runoff from the **development site** should enter the stormwater drainage network.

### Lighting

- 4.6 External lighting should be in accordance with Australian Standard 4282 Control of the Obstructive Effects of Outdoor Lighting.

### Waste Management

- 4.7 The City should be contacted 48 hours prior to **development** where structurally significant volumes of asbestos (e.g. asbestos roof or asbestos cladding) is present on the **development site**.
- 4.8 Building waste from the **development** should be stored and secured on the **development site**.

### Water Management

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- 4.9 Any dewatering of a **development site** should be undertaken in accordance with relevant authority approvals.

## Control of Vibration

- 4.10 Vibration impacts from **development** should be managed so that it does not unreasonably impact surrounding properties or the **road reserve**.

## Tree Protection

- 4.11 **Trees of significance**, trees identified for retention on the approved plans, and trees in the **road reserve**, should be retained and protected in accordance with the Australian Standard 4970-2009 Protection of Trees on Development Sites.

## 5. SITE STORAGE AND AMENITIES

- 5.1 The temporary use of **road reserves** (excluding the carriageway) for the storage of materials and amenities should only occur where there is no available location on site, and a permit for works-placement in **road reserve** and a work zone permit has been issued by the City.
- 5.2 Footpaths should be unobstructed at all times unless it can be demonstrated that:
- It is unavoidable and no alternative arrangement is available;
  - It is for the shortest duration necessary;
  - Safe alternative pedestrian access can be achieved; and
  - An obstruction permit has been issued by the City.
- 5.3 The City does not support the storage of materials or amenities on **reserved land** or other City owned or managed land (excluding **road reserves**), unless it can be demonstrated that:
- No other location is available;
  - Public safety can be maintained;
  - Impacts to the functionality of the land would be minimised; and
  - Its use will be limited to the shortest duration necessary.

## 6. CRANES

- 6.1 Any use of a crane is to be in accordance with Australian Standard 2550 Cranes, Hoists and Winches, and include a suitable exclusion zone and hoarding area being established to maintained public safety.
- 6.2 The **developer** should notify landowners of any properties where oversailing may occur at least 72 hours in advance.

## 7. CONSTRUCTION MANAGEMENT PLANS

- 7.1 A **developer** should prepare a CMP that addresses the standards of this Policy in the following instances:
- As a condition of development approval for a **major development** or **standard development**; and/or
  - Where in the City's opinion the development may have adverse impacts on the amenity of, or disruption to, an area.

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- 7.2 The CMP should be approved by the City prior to the commencement of **development**. All **development** should be undertaken in accordance with an approved CMP.
- 7.3 Where the developer consents, the City may make an approved CMP publicly available.

## OTHER APPROVALS

Other approvals may be required where proposals are subject to requirements under other legislation, policies or local laws.

It is the responsibility of the applicant to ensure all necessary approvals are obtained prior to the commencement of development.

OFFICE USE ONLY	
Responsible Officer	Manager Strategic Planning & Sustainability
Initial Council Adoption	26/10/2010
Previous Title	Policy No: 7.5.23 Construction Management Plans
Reviewed / Amended	24/06/2014 10/03/2026
Next Review Date	03/2030

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## APPENDIX 1: DEFINITIONS

**Amenities** means structures such as temporary toilets, site offices and fencing.

**City property** means any land, structure or vegetation that belongs to, is vested in, or is under the care, control or management of the City of Vincent.

**Developer** means any person, company or organisation responsible for the development or associated works.

**Development** means, as defined in the *Planning and Development Act 2005*, the development or use of any land, including:

- (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land
- (b) the carrying out on the land of any excavation or other works;
- (c) in the case of a place to which a protection order made under the *Heritage Act 2018* Part 4 Division 1 applies, any act or thing that
  - (i) is likely to change the character of that place or the external appearance of any building; or
  - (ii) would constitute an irreversible alteration of the fabric of any building;

**Development site** means the land or property where development is taking place.

**Major development** means a development which is of the following type:

- Part 11b Significant Development Applications as defined by the *Planning and Development Act 2005*;
- Development Assessment Panel Form 1 applications as defined by the *Planning and Development (Development Assessment Panel) Regulations 2011*;
- Developments with 10 or more dwellings; or
- Non-residential developments with a floorspace of 2,000m<sup>2</sup> or more.

**On-street parking** means parking on the street in a marked or unmarked area and includes the verge.

**Reserved land** means an area identified as a Reserve Built Form Area pursuant of the Policy No. 7.1.1 – Built Form (as amended).

**Road Reserve** means the area of a road which is reserved and includes the verge, kerb and footpath.

**Standard development** means any other development application that isn't a major development, and is of the following type:

- Development affecting a heritage place, including adjoining and adjacent heritage places;
- Development on a property adjacent to a primary regional road, other regional road or district distributor road;
- Where vehicle access is only available from a laneway;
- New dwellings on a lot size less than 180m<sup>2</sup>; or
- Where basement excavation is proposed.

**Trees of significance** means any tree(s) listed on the City's Trees of Significance Inventory.