

# BUILDING SITE AMENITY COMPLIANCE



## Local Law Summary | Moorabool Shire Council

The Community Local Law No. 1 2019 the 'Local Law' is designed to protect and enhance the safety, health and amenity of the Moorabool Shire, its residents and visitors. It defines standards which should be adhered to when building works are being undertaken within our Municipality.

Once any works have begun on site, including any earthworks or site cut, the building site and asset protection provisions of the Community Local Law No. 1 2019 must be adhered to on site at all times

The Local Law protects assets, such as footpaths, vehicle crossovers and nature strips and storm drains from damage during the building process.



The Local Law aims to minimise hazards and promote health and safety standards for people attending, passing by, or living adjacent to building sites.



The Local Law aims to educate persons involved in building work to act responsibly to reduce litter and damage to public assets.



The Local Law prohibits and controls the presence and disposal of refuse, rubbish and soil on building sites within the Shire to reduce hazards to the environment and maintain public amenity.



Please note that this publication is a summary only and does not in any way replace the total requirements of the Community Local Law No. 1 2019 or the Environment Protection Act 2017. This publication only contains part of the Local Law and does not contain the entirety of the document. To view the relevant section of the Local Law, please visit



# PROTECTION OF ASSETS

PART 3 OF THE COMMUNITY LOCAL LAW NO. 1 2019

## ASSET PROTECTION PERMITS AND PROTECTION OF COUNCIL ASSETS

Every building site must have an asset protection permit issued prior to any works being carried out on that land. Asset Protection permits must be applied for at least 14 days prior to any building commencing.

Any person carrying out building works on any land is responsible to ensure that an asset protection permit has been applied for and granted, and that the conditions of that permit are complied with.

Pre-existing damage to any Council assets must be reported to Council prior to building works commencing.

Any damaged Council asset that is not reported prior to building commencing must be repaired by the person responsible for the building site to the satisfaction of Council.

Sections 3.1 & 3.3 of the Local Law

## STORING ITEMS OR CONDUCTING BUILDING WORKS ON COUNCIL LAND

No materials, items or goods associated with a building site may be stored on any Council land. This includes any bulk rubbish containers, building materials, including building materials being delivered to a building site.

If goods are required to be stored on the naturestrip or footpath this may only be done in accordance with specific conditions in an Asset Protection Permit. The person responsible for a building site must include this request in their permit application.

Conditions of an asset protection permit may require any adjacent footpath to be closed and adequate signage and barricades placed in accordance with that permit and Council policy.



# BUILDING SITE AMENITY

PART 4 OF THE COMMUNITY LOCAL LAW NO. 1 2019

## PROTECTION OF STORM WATER

The person responsible for the management of a Building Site must ensure that the Building Site is managed in a way that minimises the risk of stormwater pollution through contamination by run off from any site, which may include soil, sand, sediments and other pollutants.

The person responsible for a building site must also ensure that any vehicles entering the site are adequately cleaned before exiting the site to prevent any pollutants leaving the site via the wheels of the vehicle. Adequate measures must be taken to reduce the possibility of these materials from contaminating roads and storm drains.

## WAYS TO MANAGE BUILDING SITE POLLUTANTS CAN INCLUDE

Sediment traps at the base of temporary fencing around the perimeter of a building site.



Sandbags, silt bags or silt sausages around a building site perimeter.





## CONTAINMENT OF BUILDING WORKS WITHIN BUILDING SITE

The person responsible for the management of a Building Site must ensure that all Building Work is contained entirely within the Building Site. No building materials, items or goods associated with a building site may be stored or used on any adjoining land unless permitted in accordance with the conditions of an Asset Protection Permit.

Section 4.2 of the Local Law



## BUILDING SITE FENCING

The person responsible for the management of a Building Site must ensure a fence is erected around the entire perimeter of the Building Site. This fence must be compliant in accordance with the provisions set out in the Local Law.

Section 4.3 of the Local Law



## CONTAINMENT OF REFUSE

The person responsible for the management of a Building Site must ensure that a rubbish container is placed within the boundary of the Building Site, or at a location approved by Council in accordance with the conditions of an Asset Protection Permit, at the commencement of any Building work.

Rubbish containers must be of solid construction with a lid and meet the criteria set out in the Local Law.

The rubbish container must be emptied before it becomes full. The container must be securely closed at all times, unless when building site waste is being deposited and must be emptied prior to becoming full. Each site must have at least one rubbish container. Multiple sites may not share rubbish containers.

Section 4.4 of the Local Law

## WINDBLOWN REFUSE AND LITTER

The person responsible for the management of a Building Site must ensure that all refuse, litter and items that may become windblown refuse must be deposited within the rubbish container.

Discarded waffle pods once used must not be stored on site in a manner in which they may become windblown refuse.

## BUILDING SITE IDENTIFICATION SIGN

Every building site must have a building site identification sign displayed on the site fencing at the entry to the site.



### THE SIGN MUST CONTAIN:

lot number and street address, as described on the Certificate of Title relevant to the Land



the name of the Builder, as identified on any building permit for the Building Site



the name of the person in charge of the Building Site



postal address of the person in charge of the Building Site



contact telephone number or numbers for the person in charge of the Building Site



Section 4.6 of the Local Law



## BUILDING SITE TOILET

The person responsible for the management of a Building Site must, at the commencement of any building work, provide a minimum of one on-site toilet with serviceable hand washing facilities for use by persons working on the Building Site

Each site must have at least one site toilet. Multiple sites may not share site toilets

Section 4.7 of the Local Law

## HOURS OF OPERATION

No works are to be conducted onsite:

before 7.00am on any weekday (Monday to Friday)  
or before 9.00am on any weekends  
Saturday Sunday or public holiday; and



Continue after 8.00pm Monday to Friday, weekends,  
or public holiday.



# LITTER AND PROTECTION OF THE ENVIRONMENT

PART 3.1 & 6.3 OF THE ENVIRONMENT PROTECTION ACT 2017

## PROTECTION OF STORM WATER

Any person responsible for or working at a building site has a duty to ensure that that building site does not cause harm to human health or the environment from pollution or waste.

Waste can include any material or matter that is discarded, rejected, abandoned, unwanted or surplus, irrespective of any potential use or value that is deposited, discharged, emitted or disposed of into the environment in a manner that alters the environment.

Any waste produced on site must be placed inside of the Council approved rubbish container. The container must be securely closed at all times, unless when depositing waste from the building site and must be emptied prior to becoming full.

Used waffle pods must not be stored on a building site once used. If stored on site once used they must be stored in an Council approved rubbish container.

Council officers can issue infringement notices and Waste Abatement Notices to any person responsible or working at a building site that deposit waste, allow the deposit of waste or creates a situation that may cause waste to be deposited into the environment. This includes keeping materials on site in a manner where they may be blown off of, or leave the site and become waste in the environment.

Significant penalties apply for any persons found to be breaching the waste provisions of the Environment Protection Act 2017  
Section 115 and 121 of the Environment Protection Act 2017

# REPORTING A BUILDING SITE AMENITY ISSUE TO COUNCIL

Should you witness any breaches of the Moorabool Shire Council Local Law or Environment Protection Act with respect to a building site, please report the issue to Council using one of the below methods.

When reporting an issue to Council, to assist our officers in actioning your request, please ensure that you supply the correct address where the issue is located

[info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

(03) 5366 7100

To report an issue via our website visit  
[www.moorabool.vic.gov.au/Forms/Submit-a-request-or-complaint](http://www.moorabool.vic.gov.au/Forms/Submit-a-request-or-complaint)  
or via the below QR code

