

Building Site Stormwater Code of Practice

PREAMBLE

Building and landscape site practices have long been identified as significant sources of stormwater pollution that result in the degradation of our creeks, rivers, beaches and bays. Soil, sand, rubbish and other building materials can be washed by rain, blown by wind or carried off site on vehicle tyres to be washed down street gutters into drains and end up polluting our waterways. This material can destroy the habitats of fish and aquatic plants, silt up streams and block stormwater pipes.

It is the responsibility of those developing and managing a building or landscape site to ensure that site activities do not cause pollution of waterways. This includes preventing soil and other potential pollutant materials leaving the site and entering our waterways via streets and gutters.

Poor storage of building material and waste can detract from the visual amenity of the site and surrounding area. Poor storage and storage off site such as on the nature-strip also increases the risk of potential stormwater pollutants being washed, blown or otherwise carried off site to pollute the stormwater system.

Taking measures to prevent stormwater pollution can also help with site security and safety.

CODE OBJECTIVES

The objectives of this **Building Site Stormwater Code of Practice** are to;

(a) reduce stormwater pollution due to building and/or landscape site activities; and

(b) improve site safety and amenity; and

(c) reduce damage to Council assets; and

(d) increase knowledge base of owners/builders/trades regarding the possibilities and repercussions of stormwater pollution

RELATIONSHIP WITH COMMUNITY LOCAL LAW.

This **Building Site Stormwater Code of Practice** has been incorporated by reference into the **Council's** Community Local Law.

Sub-clause 124 of the Community Local Law provides that a **person in charge** must comply with any requirements imposed by a provision of the **Building Site Stormwater Code of Practice** in respect of any **building works** or **landscape works** on a **building site** or a **landscape site**.

DEFINITIONS

In this **Building Site Stormwater Code of Practice**, the words defined in Community Local Law apply, and are in bold. Additionally:

“**landscape site**” means any **land** on which **landscape works** are or are proposed, or the physical alteration to any **land** not associated to **building works**.

“**landscape works**” means work for or in the connection with physical alterations to **land**, including excavation, removal or introduction of sand, soils, vegetation, the restructuring, paving or any other topographical improvements not associated with **building work**.

potential stormwater pollutant means any material that, upon entering the stormwater system, degrades the quality of stormwater to the detriment of the environment. It includes litter, sediment, soil, mud, sand, concrete, plaster, brick and tile dust, paint and acid.

sediment fencing / barriers means a filter fence, sediment log/sausage or similar control measure, that prevents sediment, slurry, silt, soil and other materials being transported off site by water.

Shade cloth means a woven mesh that is attached to a temporary site fence or scaffold to provide a level of privacy, shade and/or UV block out and can keep building sites clean and tidy by preventing dust and debris from leaving the site

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 with the diamond size no greater than 80 millimetres x 80 millimetres; and

(b) so as to be capable of preventing litter from being transported from the **building site** by wind; and

(c) having **not more than one access opening** fitted with gates, which is located to correspond with the vehicle crossing referable to the **building site**.

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

waste receptacle means an appropriately constructed receptacle designed for the containment of litter, not less than 1 metre³ in volume. It must be covered with a lid attached to the container.

STORMWATER POLLUTION OBLIGATIONS

In relation to a **building site** and a **landscape site**:

1. no **potential stormwater pollutant** is to escape from a **building site** or a **landscape site**.

2. any **potential stormwater pollutant** must be stored in a manner so as to prevent it escaping from the **building site** or the **landscape site**.

3. **sediment fencing / barriers** or other similar control measures are required on the **building site** or the **landscape site** or any approved off site works or storage of materials where;

(a) the **building site** or **landscape site** gradient would allow water run off to any footway, roadway or **stormwater system**, or

(b) where works are to be conducted on or around any roadway or **stormwater system**.

The control measures must be maintained for the duration of the development or works.

4. all litter is to be placed in a **waste receptacle** which is to be provided on the **building site** or a **landscape site**.

5. a **building site** must be provided with **site fencing** and **shade cloth**. Site fencing must be engineered to have shade cloth on it due to the additional imposed wind loads associated with cloth on an open wire type fence.

6. **building work** must be contained entirely within the **building site** and/or within an area approved by the **Council** or an **Authorised Officer**.

7. litter and rubbish from the **building site** or the **landscape site**, or area approved under clause 6, must be disposed of at a legal point of waste disposal.

8. the **building site access point** must be maintained in such a manner to prevent off site transportation of **potential stormwater pollutants**.

PUBLICATIONS

Listed below are some useful publications that provide information on the methods available to ensure that you comply with the **Building Site Stormwater Code of Practice**.

A Guide to Protecting Stormwater Quality from Building and Construction Sites, Information Kit, is available the City of Kingston & Clearwater web site www.clearwater.asn.au

Melbourne Water (1996), Best Practice Environmental Management Manual, Melbourne Water/City West Water, Melbourne.

Victorian Stormwater Committee (1999), Urban Stormwater

Guidelines for Public Safety & Amenity when Building in the City of Kingston (Version 1.1: June 2017)

Getting it Right on Your Building Site (December 2017)