

SC6.20 Management plans planning scheme policy



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1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy:

- (a) provides information the Council may request for a development application;
- (b) provides guidance or advice about satisfying an assessment criteria which identifies this planning scheme policy as providing that guidance or advice.

1.2 Purpose

This planning scheme policy provides guidance on the preparation of the following management plans:

- (a) noise, vibration and dust impact management plans;
- (b) heritage place construction management plans.

Note—Park management plans for specific parks are contained within the Park management plan planning scheme policy.



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2 Noise, vibration and dust impact management plans

2.1 Purpose

A noise, vibration and dust impact management plan is to identify the potential noise, vibration and dust impacts of development involving major construction and demolition works and the mitigation measures that will be implemented to minimise those impacts.

2.2 Scope of plan

The plan is to contain the following information (although there may be circumstances that warrant further content):

- (a) Description of the proposed construction and demolition work associated with the development.
- (b) Description of the proposed hours of work and what work will be undertaken during those hours, including a justification for undertaking construction or demolition works out of hours (i.e. before 6.30am or after 6.30pm) in accordance with section 2.3.
- (c) Description and location of sensitive uses that may be affected by noise, vibration and dust emissions from the construction or demolition work.
- (d) Description of the activities and equipment likely to generate noise, vibration and dust emissions in accordance with section 2.4.
- (e) Description of the noise, vibration and dust impact control measures to be implemented to minimise noise, vibration and dust impacts at sensitive uses, in accordance with section 2.5.
- (f) Description of the methods to be used to monitor performance and receive, record and respond to complaints, in accordance with section 2.6.

2.3 Hours of work

The plan is to identify the hours of operation and the activities that will be undertaken during those hours and is to address the following:

- (a) Whether all construction or demolition activities, including deliveries and site preparation works can be undertaken during a business day or Saturday, after 6.30am or before 6.30pm.
- (b) If work is required outside these times:
 - (i) the activities to be conducted outside these times;
 - (ii) the times the activities will be conducted;
 - (iii) the justification for conducting activities outside these times, including need based on public safety, worker safety and access and traffic congestion;
 - (iv) the measures to be undertaken to mitigate impacts on sensitive uses, in accordance with section 2.5.

Note—Scheduling conflicts, staff availability, equipment availability, time constraints, budget constraints and deadlines do not constitute justification for construction or demolition activities to be conducted outside of these times.



2.4 Noise, vibration and dust emission sources

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- (1) The plan is to include a description of the activities and equipment likely to generate noise, vibration and dust emissions and a description of the level, frequency, duration and characteristics of each noise, vibration and dust emission.
- (2) Noise, vibration and dust emission sources to be considered include:
 - (a) noise, vibration- and dust-emitting equipment, such as concrete cutting saws, electric saws, jackhammers, pile driving, rock breakers, drills, generators and compressors;
 - (b) concrete pours;
 - (c) moving material, for example using a truck, front-end loader, crane or fork lift;
 - (d) earthworks and excavation activities, plant and equipment, such as graders, excavators, front-end loaders and trucks;
 - (e) deliveries of building materials and removal of debris;
 - (f) off-site truck parking;
 - (g) unpaved roads and site access points;
 - (h) spoil and waste loading and removal;
 - (i) demolition activities;
 - (j) stockpiles;
 - (k) movement alarms on vehicles and mobile plant;
 - (l) public address systems;
 - (m) blasting, piling and tunnelling.

2.5 Noise, vibration and dust impact control measures

- (1) The plan is to include a description of the noise, vibration and dust impact control measures to be implemented to minimise adverse impacts on sensitive uses. The plan is to demonstrate that all reasonable and practical measures have been considered to minimise adverse noise, vibration and dust impacts.
- (2) Noise, vibration and dust impact control measures to be considered, include:
 - (a) using walls, barriers, fences or existing buildings to screen noise from sensitive uses;
 - (b) using temporary noise barriers or enclosures around jackhammering or concrete cutting locations;
 - (c) using full noise enclosures for night-time work;
 - (d) scheduling noisy or vibration operations during daytime hours (6.30am to 6.30pm) and if after-hours works are required, then consideration is given to evening times (6.30pm to 10.00pm) before night and early morning times (10.00pm to 6.30pm);
 - (e) substituting noisy or vibration generating plant, equipment and activities with lower impact options;
 - (f) using electric equipment instead of diesel or petrol equipment;
 - (g) ensuring road plates are installed and maintained to reduce impact noise;
 - (h) arranging work flow to minimise the use of reversing alarms on vehicles and plant,
 - (i) locating noisy plant, site vehicle entrances and off-site truck parking areas away from neighbours;
 - (j) providing respite where night-time works are justified, for example by limiting night-time works to no more than 2 consecutive nights, or not more than 6 nights in any four-week period;
 - (k) altering work practices to avoid or minimise dust generation;



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- (l) scheduling dust-generating activities for times and weather conditions that will avoid impacts on sensitive uses;
 - (m) spraying water on unpaved roads, access tracks and stockpiles at a sufficient level to suppress dust generation;
 - (n) removing materials spilled or tracked onto paved roads that may create dust;
 - (o) sealing unpaved roads where practical;
 - (p) restricting vehicle movements and/or vehicle speeds on unpaved roads;
 - (q) covering loads on haulage vehicles;
 - (r) washing tyres of vehicles leaving the site;
 - (s) covering or enclosing stockpiles;
 - (t) using dust collection devices on relevant equipment;
 - (u) minimising the area disturbed, and revegetating exposed areas as soon as practical;
 - (v) using windbreaks and screens to restrict dust movement;
 - (w) consulting with neighbours on work times and noise, vibration and dust control measures;
 - (x) undertaking noise mitigation at residences;
 - (y) street cleaning or washing down neighbouring residences or businesses.
- (3) The plan is to include justification for the noise, vibration and dust impact control measures selected.

Note—The information provided in the noise, vibration and dust impact management plan may be used to guide the drafting of approval conditions. Therefore the development proponent must be confident that the noise, vibration and dust impact control measures stated in the noise, vibration and dust impact management plan are achievable and capable of being implemented.

2.6 Complaint management

- (1) The plan is to include a description of the complaint management processes to be implemented.
- (2) The complaint management process is to include the following:
 - (a) a documented complaints handling process;
 - (b) a complaints register;
 - (c) informing and liaising with potentially noise- and/or dust-affected neighbours at the earliest possible time before site work begins about the nature and timing of the construction or demolition work, the likely scale and duration of noisier and dusty activities, what is being done to minimise the noise, vibration and dust, when respite periods will occur and outlining the need for working outside of hours. For works outside daytime hours, inform affected neighbours between 5 and 14 days before commencement;
 - (d) providing 24 hours contact.

3 Heritage place construction management plans

3.1 Purpose

A heritage place construction management plan is to identify the potential impacts on a heritage place during construction and demolition works and the mitigation measures that will be implemented to protect significant building fabric and vegetation during the after construction.



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3.2 Scope of plan

- (1) The plan is to demonstrate that:
 - (a) a procedure for recording the existing condition of the heritage place, including any building encroachments, and monitoring the condition of the heritage place during the construction phase will be implemented;
 - (b) measures will be employed to avoid damage to the heritage place during construction;
 - (c) a protocol has been established for the approval of repair work and repairs to any damage to the heritage place resulting from construction works;
 - (d) where applicable, a report by a landscape architect or arborist details how any identified significant vegetation on the site of the heritage place will not be adversely affected by works during and post construction.

4 Traffic construction management plan

4.1 Purpose

- (1) A draft construction management plan is to be included in a development application, and is to scope issues and identify options including possible layout changes to the proposal to contain work activities within the site and minimise impacts on the roadway.
- (2) A final construction management plan is to be prepared prior to the commencement of site or building work and is kept up to date during the work.

4.2 Scope of plan

- (1) The plan is to consider at least the following:
 - a. provision for pedestrian management, including alternative pedestrian routes and detours around the site;
 - b. location of and impacts on any Council or other authority's assets on and external to the site;

Note—Assets include water, sewer, stormwater infrastructure, street trees including location, species, trunk and canopy size, parking meters, ticket dispensers, and kerbside allocation signs and line marking for facilities such as bus stops, loading zones and marked parking spaces.

- c. temporary vehicular access points and frequency of use;
- d. existing and proposed kerb-side allocation signs and pavement marking such as bus stops, loading zones and parking meters and/or ticket dispensers;
- e. provision for loading and unloading materials, including the location of any remote loading sites such as work zones;
- f. the location of materials, structures, plant and equipment stored or placed on the construction site;
- g. how materials are loaded or unloaded and potential impacts on existing street trees;
- h. the location of materials, structures, plant and equipment stored or placed on the construction site;
- i. the location of proposed external hoardings and gantries;

- j. employee and visitor parking arrangements;
- k. anticipated staging, programming;
- l. provision for fire exit routes for other uses on the site or adjoining premises.



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- (2) The plan is to include a consultation strategy for seeking, recording and addressing the impacts of the work on the affected premises within at least 100m of the site are to be advised unless directed otherwise by the Council.