



Living with construction

Your guide to dealing with some of the challenges that may arise when living near construction sites.

September 2018



The City of Port Phillip is one of the smallest and most densely populated municipalities in Victoria. As our City grows and changes, it is likely you'll find yourself living with construction close to your home or workplace.

When you learn that construction is about to start on a site, you are encouraged to contact the builder directly to discuss any concerns you have. Maintaining a direct-line of communication with the builder is always beneficial and usually the most timely.

This guide outlines some of the challenges that may arise when living near construction sites, the responsibilities of builders and who to contact.

Construction noise

Noise from construction sites and hours of operation are often a concern for residents.

Council's Local Law No. 1 (Community Amenity) states that building works can be carried out:

- Monday - Friday 7 am to 6 pm
- Saturday 9 am to 3 pm
- No works on Sunday or public holidays.

Circumstances sometimes mean that works must occur outside of these hours and Council may issue an Out of Hours permit. When this happens, Council requires the builder to notify affected residents and businesses a minimum 2 days prior.

If you do not receive notification or you have concerns about works occurring outside the permitted times call Council's 24hr ASSIST line on 9209 6777 so our Local Laws officers can investigate.

Environmental impacts

Construction projects can pose significant risks to the environment which must be managed and addressed by developers and their contractors. Responsibilities include:

- Protecting stormwater pits from sediment and building waste.
- Protecting nature strips, street trees and other public assets from avoidable damage.
- Managing building waste and dust from site and the cleaning of roads.
- Complying with Environmental Protection Agency (EPA) guidelines.
- Keeping building noise to a minimum.

If you do not believe environmental impacts are being appropriately managed you call Council's 24hr ASSIST line on 9209 6777 so our Local Laws officers can investigate, or the Environment Protection Authority on 1300 372 842, or contact@epa.vic.gov.au.

Road closures

Council issues permits for full and partial road closures. These are sometimes required to help protect the public from unnecessary risks during construction. Examples include the use of oversized vehicles, operating overhead cranes or when there is limited site access.

Where a road closure is needed Council officers consider each request, including Traffic Management Plans and how traffic flow and access can be successfully managed.

When this happens, the builder must notify affected residents and businesses a minimum two days prior.

If you do not receive a notification, or you have concerns about a full or partial road closure, call Council's 24hr ASSIST line on 9209 6777 so our Local Laws officers can investigate.

Occupying on-street parking spaces

All vehicles must comply with parking restrictions. An increase in trades people during construction may mean less on-street parking is available.

Council issues permits in front of, or near construction sites to facilitate works and help keep the community safe. These can include permits for skip bins, delivery of materials, concrete pumping and lifting materials using a crane.

If you believe a parking offence has occurred call Council's 24hr ASSIST line on 9209 6777 for Parking Enforcement officers to investigate.

Civil matters

Some challenges that you may experience are outside of Council's powers to investigate or assist. Examples may include damage to private property or personal injury.

If you are unsuccessful in resolving civil matters directly with a builder, you can contact the Dispute Settlement Centre of Victoria on 1300 372 888.

Dangerous building practices

If you have concerns with a building site that you believe to be unsafe, contact Worksafe on 03 9461 1555, their 24hr emergency line on 13 23 60, or info@worksafe.vic.gov.au.

For further information contact the City Permits unit:

E: devpermits@portphillip.vic.gov.au

P: 03 9209 6216 (Mon to Fri 8.30am to 5pm)

M: City Permits, City of Port Phillip, Private Bag 3, St Kilda VIC 3182

Our enquiries counter at St Kilda Town Hall is open 8.30am to 5.00pm Monday to Friday