

# Construction Management Guidelines

As Brisbane prepares to host the 2032 Olympic and Paralympic Games, Brisbane City Council (Council) is focused on delivering lasting benefits for the whole city. Improvements to the transport network, revitalised suburbs, and new and upgraded facilities and infrastructure will ensure the Games leave a strong legacy for residents, businesses, and visitors to enjoy now and into the future.

To support the delivery of these outcomes, Council has developed guidelines to raise awareness and assist construction companies to better plan for and manage construction activities during this period. These guidelines set clear expectations to help minimise impacts on the community, and ensure construction is undertaken safely and efficiently.

Council recognises the need to continue to accommodate private sector projects and their construction traffic and traffic management for commercial, mixed use and residential purposes over the same time period using the same transport network.

Coordination of all concurrent projects and the construction traffic movements will be vital to ensure the transport network can continue to operate efficiently whilst also ensuring safety of all road users including cyclists and pedestrians.

To help guide the coordination of construction projects, Council provides the following construction management information and associated permit requirements for information purposes.

## Construction management restrictions

Below is a list of development construction activity requirements for any proposed development in Brisbane:

- Where possible, applicants are expected to contain construction activities within the boundaries of their development site, to minimise impacts on public space, including footpaths and road corridors, which are primarily intended to support the safe and efficient movement of people and goods.
- Full footpath closures are not permitted where they can be avoided. All closures will be assessed on a site-by-site basis with hoarding and gantry installation as the acceptable method. Partial footpath closures (i.e. maintaining 1.8 metres minimum width of the verge) may be considered for streetscape work or street trunk works conditioned by Development Services.
- Streetscape works are always to be staged to accommodate pedestrian access and comply with the *Disability Discrimination Act*. Traffic controllers are required to allow pedestrians to safely pass the development site with the only delays to allow trucks to enter and exit the construction site. Site entries with a high volume of heavy vehicle movements may be required to provide an alternative street crossing away from the development site for safe movement of pedestrians.
- To temporarily close any part of a Council road within the road corridor (i.e. from kerblines to kerblines including parking bays and shoulders), you are required to obtain a 'Temporary Road/Lane Closure Certificate' before obtaining a Queensland Police permit.

Please note a Temporary Road/Lane Closure is generally only issued for short term temporary works carried out solely within the road corridor.

Some typical examples of construction related activities requiring a 'Temporary Road/Lane Closure Certificate' include:

- road maintenance, such as re-surfacing or line-marking
- moving tower cranes or other major equipment in or out of a building site as a once off/infrequent occurrence
- trenching and utility works
- installation and removal of air conditioners.

A Temporary Road/Lane Closure is not for the purpose of general vehicle parking, or regular, frequent, ongoing servicing of a construction site (e.g. concrete pours, crane lifts for materials and goods etc.) from any part of a Council road, including parking bays/shoulders and or footpath.

- A 'Construction Works Zone' (or works zone) is a reserved section of (usually kerbside) road space for the loading and unloading of equipment and materials to a work site.

Works zones change the existing kerbside allocation or traffic lane area to allow a construction site to have dedicated space to undertake construction activities during demolition or construction.

Some typical examples of construction related activities requiring a works zone include:

- regular loading and unloading of equipment and materials to an adjacent site
  - regular concrete pours to an adjacent site
  - regular crane lifts from roadway to adjacent site.
- Works zones are issued for 12-hour or 24-hour financial periods. Generally, within built-up areas they are limited to 12-hour periods from 6.30am to 6.30pm, Monday to Saturday to align with standard approved construction hours by legislation: *Environmental Protection Act 1994*, Division 3 Default Noise Standards Section 440R Building work. However, use of equipment such as hard barriers that prevent public access outside of these hours, will attract the 24-hour period requirements, if suitable at the location. In highly trafficked areas, where kerbside space is commonly already allocated to other uses (e.g. within the CBD), works zone hours may be further reduced to prevent excessive congestion, or reduce public safety risks.

To supplement works zones, a [Temporary Road/Lane Closure](#) permit can be used to close an adjacent lane or shoulder to provide a safe working area around a work zone for a specific, short term activity such as concrete pours or crane lifts.

- Regular, frequent kerbside layover for general loading and unloading is not permitted without a works zone permit. A temporary lane closure permit is only suitable for short term, or for one-off deliveries or activities, e.g. tower crane installation.
- As part of any preliminary Construction Management Plan (CMP) submitted with the development application there should be sections on both traffic and transport impacts and construction methodologies which covers the points raised above, and clearly sets out the construction methodology for each stage of construction of the development including:



- establishment and demolition stage
  - excavation stage
  - major construction stage to ground level
  - major construction stage ground level and above
  - commissioning stage including any verge or streetscape work.
- See the “Additional Information” section below for further information on requirements.

Although permits and written advice is not mandatory at the planning application stage, if any Council assets are impacted during construction, it is strongly encouraged to start early conversations with the section of Council who will need to approve your proposed approach. A list of these can be viewed below.

- The standard building work construction management plans and process still apply as per requirements set out in the Workplace and Occupational Health and Safety and Building Code legislations.

## Associated Council permits and advice

Once a development application has been approved and the project is proceeding through to construction, a CMP will be a condition of your development approval.

The submitted CMP will be reviewed by various Council teams depending on the subject matter, as part of the assessment, to obtain in principle advice ahead of future requests for individual permits, to ensure all potential impacts to Council and other infrastructure and operations have been identified and addressed.

The Council areas responsible for the specific requirements are identified in the table below and can be contacted on 3403 8888.

| Specific requirements                                                                                                             | Council work area                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Hoarding and gantry enquiries                                                                                                     | Engineering Compliance, Development Services, City Planning and Economic Development Services    |
| Enquiries about construction works zones, temporary lane/road closures, and temporary closure of off-road shared pathway/bikeways | Road Corridor Permit team, Development Services, City Planning and Economic Development Services |
| Street lighting advice                                                                                                            | City Lighting, Infrastructure Services                                                           |

| Specific requirements                                                                                                                                        | Council work area                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Enquiries about JCDecaux-owned advertising infrastructure and oOh!media bus stop shelters with advertising panels                                            | Commercial and Contract Management, Public Transport Services                        |
| Street furniture advice (excluding bus stops)                                                                                                                | Transport Assets and Operations, Infrastructure Services                             |
| Waste bin enquiries                                                                                                                                          | Waste and Resource Recovery Services, Environment, Parks and Sustainability Services |
| Bus stops/shelters without advertising                                                                                                                       | Engineering and Asset Management, Public Transport Services                          |
| Approval to remove Brisbane City Council street and park trees                                                                                               | Public Space Operations, Infrastructure Services                                     |
| Enquiries about <i>Natural Assets Local Law 2003</i> (NALL) permit to interfere with vegetation                                                              | Compliance and Regulatory Services, Customer Services                                |
| Enquiries about permanent changes to kerbside allocation for paid parking spaces (meters/ apps only)                                                         | Transport Assets and Operations, Infrastructure Services                             |
| Enquires about temporary closure of paid parking bays (metered or app only) or the relocation of meter payment station                                       | Traffic Network Services, Infrastructure Services                                    |
| Traffic signals enquiries                                                                                                                                    | Transport Assets and Operations, Infrastructure Services                             |
| Enquiries about undertaking work zones, construction or hoarding activities in the City Malls precincts which include the Queen Street Mall and Valley Malls | City Malls Management, City Planning and Economic Development Services               |
| Enquiries about stormwater drainage gullies/pits etc                                                                                                         | Civil Infrastructure Services, Infrastructure Services                               |

*Note: All fees must be paid in full prior to any permit being granted by Council.*

Council may revoke any permits at any time for non-compliance with requirements or if it considers that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are likely to be compromised during the construction phase.

Council permits may be reconsidered post approval, if necessary, to address major projects activity and schedule changes during this period.

## Additional information

The preliminary CMP provided during the development application stage should provide details on construction management and must consider all the information within these guidelines as well as address the following:

- Identify truck haulage routes to and from site, vehicle type and typical frequency during each stage of work.
- All Traffic Management Plans (TMP) including those for Priority Development Sites, 2032 Olympic and Paralympic sites, major Council projects and utility infrastructure are to be prepared in accordance with the [Austroads' Guide to Temporary Traffic Management - Part 2: Traffic Management Planning](#). Impacts to road, footpath and bikeway operations should be removed, reduced or mitigated as much as possible.
- Location of and impacts on any Council or other authority's assets within or external to the site. All works impacting Council assets, including construction and reinstatement, must be in accordance with Brisbane Standard Drawings ([BSD](#)) and [specifications](#), unless otherwise specified.
- How materials are to be loaded/unloaded from a construction works zone or from within the site.
- Location of proposed external hoardings and gantries with clearances to street furniture and other footpath assets.
- Provision for fire exit routes and emergency services access for other road uses and adjoining sites.
- Undertake a dilapidation survey before the commencement of work to protect road assets.

Proposed arrangements which utilise any part of the road reserve for overhead gantries, or where paid parking spaces are impacted upon, are subject to separate application fees and rental fees.

The approved TMP does not permit specific work activities for any phase of construction to occur outside of normal working hours.

### REVIEW DATE

Due: 2 April 2027

Last reviewed: 2 October 2026