

CONSTRUCTION MANAGEMENT PLANS



Dedicated to a better Brisbane

BRISBANE CITY PLAN 2014 | DEVELOPMENT ASSESSMENT FACT SHEET

Brisbane City Council is committed to ensuring construction works are undertaken with minimal impact and disruption to the surrounding community.

To minimise disruption to the local community, Council may require the submission of a Construction Management Plan (CMP) before works can commence. Some areas that may need to be addressed in a CMP include:

- public safety, amenity and site security
- construction hours
- noise control
- air and dust management
- stormwater and sediment control
- waste management
- traffic management.

The aim of a CMP is to document the agreed construction approach on an approved development.

How do I know if a CMP is required?

If a CMP is required, it will be included as a condition in the development approval provided by Council. The condition will state if a minor or major CMP is required.

Condition packages and associated approved plans and reports can be found on Council's website using PD Online – Council's property development and application search tool. To access the tool, visit www.brisbane.qld.gov.au and search for 'PD Online'.

Types of CMPs

As part of the development approval, Council may require a minor or a major CMP be prepared and implemented, depending on the type of works or size of the development to be undertaken.

A minor CMP must be prepared and endorsed by a suitably qualified consultant, but is not required to be endorsed by Council. A major CMP must be prepared by a suitably qualified consultant and submitted to Council for endorsement.

What documents are required to be kept on site?

A copy of the CMP, regardless of whether it is minor or major, must be kept on site at all times.

A major CMP will outline any additional documents, such as the approval package, plans and reports that must also be kept on site for inspection as required.

What happens if work commences without the required CMP in place?

Under the provisions of the *Planning Act 2016* (Planning Act) a breach of development approval conditions can result in Council issuing an on-the-spot infringement notice, a stop work notice, a warning penalty infringement notice or immediately commence legal proceedings via the Queensland Planning and Environment Court.

Approval to operate outside of normal work hours

The *Environmental Protection Act 1994* (EPA) specifies 6.30am-6.30pm, Monday to Saturday as standard working hours for construction activities.

Sometimes, works may need to be undertaken outside of these hours. In such circumstances, a request can be made to Council to assess and issue a permit to operate outside of the standard working hours.

A request to operate out of hours is only available for works resulting from a development approval issued by Council that has a major CMP condition. Requests to operate outside of standard working hours can be made to dalodgement@brisbane.qld.gov.au and must include supporting information justifying why works cannot be undertaken within the standard EPA hours.

Additional permit requirements

To ensure public health and safety, Council regulates activities undertaken on roads, footways/footpaths and shared pathways/bikeways.

Roads, footways/footpaths and shared pathways/bikeways may contain natural and Council assets such as pavements, trees, signs, seats and lights. Management of these assets must be considered as part of any construction process and may require permits.

Approval may be required to work on or use Council property for activities such as:

- placement of hoarding or gantries over footways
- construction or repair of a driveway
- construction or repair of a footway/footpath
- depositing equipment and materials on a footway/footpath

- temporary access to drive over the constructed kerb and channelling other than the driveway
- opening or breaking the surface of any part of street or footway/footpath
- placement of a temporary fence around a building or structure under construction or repair
- display or storage of goods on a roadway or footway.

Specific permit requirements will be outlined in the conditions of the development approval. These should be read carefully.

For further information about how to obtain permits to work on roads and footways/footpaths, visit www.brisbane.qld.gov.au and search for 'roads and footways'.



More information

For more information about Construction Management Plans contact Council's Suburban Construction Management Taskforce (SCMT) by visiting www.brisbane.qld.gov.au or calling (07) 3403 8888.

Disclaimer: The content of this document has been developed to provide general advice and information on what a well-managed construction site should look like. Brisbane City Council expressly disclaims all liability for errors and omissions of any kind whatsoever whether negligent or otherwise for any loss, damage, injury or other consequences that may arise from reliance on this publication.