



FACT SHEET (5)

BUILDING OPERATIONS

BEST PRACTICE GUIDELINES FOR THE CONTROL OF STORMWATER POLLUTION FROM BUILDING SITES

This erosion and sediment control fact sheet is part of living for the future in a clean green Emerald.

Building operations

Prior to commencing building work

- Obtain all necessary permits, licences and approvals.
- Avoid clearing vegetation and excavating until ready to build.
- Where necessary in new estates, temporary revegetation may be required.

Carry out building operations such as washing tools and painting equipment, and cutting bricks, tiles or masonry within the property boundaries. Where practicable, these activities should be done on a permeable surface (eg. grass, infiltration trench or loosened soil) where pollutants can be contained on-site. This is important for water-cooled cutting equipment that can generate significant quantities of polluted wastewater.

Material delivery and storage

When ordering erodable materials (eg. soil, sand, mulch), provide clear instructions on where the materials should be delivered within the site. The stockpile area should be clearly marked on the site. Erodable materials mistakenly placed within the road reserve (including accidental spillage and the tracking of such materials onto the road) that cannot be prevented through reasonable means, must be:

- removed immediately if rainfall is imminent or occurring
- removed prior to the end of the day's work even if rainfall is not expected.

Litter and building waste

All solid waste should be correctly stored on-site to prevent it from leaving the site either by the effects of wind or water. Smaller materials such as litter should be contained in covered bins or litter traps formed on three sides by a geotextile wind break or similar device.

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Site clean-up

Remove accidental spills of soil or other materials on the road or in the gutters or drains before rainfall and at least on completion of the day's work. Sweep materials from the road – don't wash them down the gutter. Following storms inspect the road reserve and all sediment barriers and remove any sediment residue.



Regular site clean-up is required. Use a broom (not a hose) to sweep roads and paths

Concrete mixer clean-up

Contain concrete waste washed from trucks and mixer units on-site. Don't place it in a position where it could reasonably be expected to wash from the site and harm the environment.

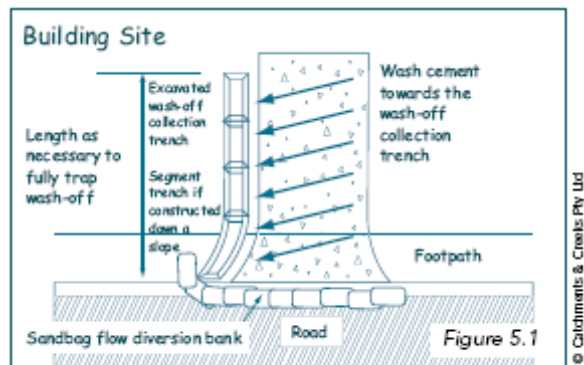
Exposed aggregate concrete surfaces

Builders need to demonstrate on an Erosion and Sediment Control Management Plan how they intend to prepare exposed aggregate surfaces without allowing cement wash-off to flow into stormwater drains or waterways. Where practicable, wash cement residue onto pervious surfaces or contain it within a temporary trench (refer Figure 5.1).

At no time should cement residue or wastewater run-off be allowed to enter the roadside gutter. This may make it impractical for exposed aggregate driveways to be constructed on some sites. In such cases, an alternative driveway finish must be used.

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The collection trench stops cement wash-off from flowing into stormwater drains

**Note: Diagrams and selected photos courtesy of Catchments & Creeks Pty Ltd.
Note: Selected written material courtesy of Brisbane City Council
& Environmental Protection Agency.**