

# Using the site management provisions of Clause 56 – Residential subdivision

VPP PRACTICE NOTE

OCTOBER 2006

Subdivision construction poses a significant risk to the environment, which must be addressed by developers and contractors. Subdivision construction activities have been consistently identified in municipal stormwater management plans as being a significant threat to stormwater and waterway quality, and may cause contamination of land and groundwater. The risk to the environment is particularly high when work is done in coastal areas, near streams and creeks, or along a river valley.

Poor construction practices may also damage vegetation or site features that are planned for retention or result in air-borne dust and litter problems that may cause annoyance and affect surrounding areas.

Clause 56.08 supports residential subdivisions that provide for effective site management to:

- minimise risks of pollution
- protect drainage infrastructure
- reduce waste by encouraging use of recycled materials.

This practice note explains:

- how Clause 56.08 operates
- the site management requirements of Clause 56
- how the requirements of Clause 56.08 can be met.

## How does Clause 56.08 operate?

Clause 56.08 sets out the site management requirements that must be met for residential subdivision proposals in an urban area.

Clause 56.08 comprises site management objectives and Standard C26.

The objectives of Clause 56.08 describe the outcomes to be achieved for the construction of residential subdivision.

The associated standard for managing a site contains the requirements or measures that meet the objectives. The standard must be met. However, if the responsible authority (normally council) is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

## Clause 56.08 objectives are:

- To protect drainage infrastructure and receiving waters from sedimentation and contamination.
- To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.
- To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practicable.

## Standard C26 requires that:

A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment
- Dust
- Run-off
- Litter, concrete and other construction wastes
- Chemical contamination
- Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.

### When does Clause 56.08 apply?

The requirements of Clause 56.08 apply to the residential subdivision of land into 2 or more lots (other than to the subdivision of land into lots containing an existing dwelling or car parking space) in a Residential 1 Zone, Residential 2 Zone, Residential 3 Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone.

### What are the site management provisions of Clause 56.08?

A subdivision application must include a description of how the site will be managed prior to and during construction to minimise environmental risk and propose protection measures, such as sediment and erosion control barriers, to manage those risks in accordance with current best practice. A drawing or plan that illustrates the types and locations of environmental protection measures on the site should accompany the description. Detail provided in the site management description should be commensurate with the level of environmental risk posed by the proposed subdivision.

A site environmental management plan (Site EMP) approach is recommended.

A model site EMP Kit that explains a step-by-step process on how to prepare a site EMP and illustrates and explains appropriate protection measures and techniques is available from the Environment Protection Authority, Victoria (EPA), Melbourne Water and Clearwater Program.

The site and installed protection measures must be managed on an on-going basis to address changing site conditions.



Example of sediment fencing installed along a site perimeter.

### How to meet the site management provisions

#### Erosion and sediment

Drainage infrastructure and the receiving waters (that run-off flows into) must be protected from sedimentation. Sedimentation results from stormwater run-off that washes exposed site soils, unprotected sand and soil stockpiles and mud tracked onto roads into gutters and stormwater drains.

Construction activities can also be particularly harmful to treatment devices for urban run-off, including swales, bio-retention and infiltration systems, leading to clogging of filtration devices.

To control sediment loss and erosion, subdivision construction should, among other things:

- limit exposed site areas, limit the time areas are exposed and, if possible, undertake higher risk activities during drier periods
- install flow diversion measures to carry run-off away from exposed site areas
- use slope stabilisation measures and sediment retention structures as appropriate
- establish a minimum number of stabilized access points to control mud tracking.

Run-off from the site must meet the *Urban Stormwater – Best Practice Environmental Guidelines* (Victorian Stormwater Committee 1999) water quality objectives (construction phase) of:

- effective treatment of 90% of daily run-off equating to a 50th percentile suspended solids concentration of 50 mg/L
- preventing litter entering the stormwater system
- limiting application, generation and migration of other pollutants to the maximum extent possible.



Example of a lined channel used to transport water down slopes and batters without eroding them.

(PHOTOGRAPH COURTESY OF TONY KING, CPESC)

## Air-borne pollution

Subdivision sites must also be managed to protect public amenity and properties surrounding new subdivisions from the impacts of dust and wind blown litter.

Subdivision construction should:

- retain existing vegetation where possible, and strip and revegetate site areas progressively
- use stabilisation matting, temporary grassing and other dust suppression methods to inhibit dust generation
- ensure that bins with lids are located in designated areas near site offices and crib sheds for waste and recycling collection.

## Construction wastes

Run-off contaminated with concrete is of environmental concern because it is alkaline. Washings/slurry from concrete trucks should be contained within a designated clean up area on a subdivision site. A convenient area away from drainage lines, stormwater inlets, waterways, areas of significant flora and fauna and other sensitive areas should be designated and signed on site for concrete trucks to be washed out.

Other pollutants, resulting from the on-site handling and use of construction materials, should also be contained within the designated wash-up area.

## Protection of vegetation

On-site vegetation to be retained will need to be protected by:

- providing temporary barriers to protect vegetation from physical damage from vehicles and machinery
- protecting roots from excavation or the stockpiling of materials by maintaining root systems, ground water levels and the availability of surface run-off
- protecting from soil erosion, ponding of urban run-off and exposure to polluted run-off from construction activities.

Additional advice is provided in the following publications:

### Environment Protection Authority of Victoria:

- *Publication 960 – (CD) Doing it Right on Subdivisions – Temporary Environmental Protection Measures for Subdivision Construction Sites*
- *Publication 275 – Construction Techniques for Sediment Pollution Control*
- *Publication 480 – Environmental Guidelines for Major Construction Sites*

Reducing Stormwater Pollution Kit Fact Sheets which includes the following publications:

- *Publication 976 – What is stormwater pollution?*
- *Publication 981 – Reducing stormwater pollution from construction sites.*
- *Publication 982 – Reducing stormwater pollution from concreting operations*
- *Publication 983 – Reducing stormwater pollution: a guide for painters*
- *Publication 989 – Reducing stormwater pollution: water sensitive urban design*

### Melbourne Water:

Land Development Manual

### Clearwater Program:

Site Environmental Management Kit

### Victorian Stormwater Committee:

Urban Stormwater: Best Practice Environmental Management Guidelines, 1999 (as amended)

## Reduce – Reuse – Recycle

Strategies to minimise site generated wastes and to recycle materials during subdivision construction works should be actively considered and are encouraged. For example, a waste minimisation plan may set out how and where separated or co-mingled recycling will be collected on the construction site.

Waste may be reduced by not over-ordering materials or negotiating with suppliers to take back unused materials. Some waste items may be converted to usable items that may be utilised on the site, such as chipping removed trees to produce usable mulch.

Recycling bins, skips or stockpile areas should be clearly signed to ensure that everyone on site knows which materials are to be placed in them and that materials for recycling should not be contaminated with other waste, as it may prevent them from being recycled.

Recycled materials should be used in subdivision construction, where practicable. For example, recycled crushed concrete may be appropriate for use in road base or footpath construction.

Details on how to prepare construction or demolition waste minimisation plans and guidelines for preparing a waste reduction strategy are available from Sustainability Victoria.

Advice on how to better manage wastes and recycle materials is available in the following publications:

Environment Protection Authority of Victoria	<i>EPA publication 448.1 – Classification of wastes</i>
Sustainability Victoria	Waste Wise Construction and Demolition Kit which includes the following publications: <ul style="list-style-type: none"><li>• <i>Guidelines for Preparing a Waste Reduction Strategy for Construction</i></li><li>• <i>Construction Waste Minimisation Plan</i></li><li>• <i>Demolition Waste Minimisation Plan</i></li><li>• <i>Model Contract Clauses</i></li><li>• <i>Publications and Resources</i></li></ul>

### Further information:

Environment Protection Authority Victoria	<a href="http://www.epa.vic.gov.au">www.epa.vic.gov.au</a> go to → Water → Stormwater → Stormwater Kit for home and business
Melbourne Water	<a href="http://www.melbournewater.com.au">www.melbournewater.com.au</a> → Land Development Manual  <a href="http://www.wsud.melbournewater.com.au/content/resources/resources.asp">www.wsud.melbournewater.com.au/content/resources/resources.asp</a> → Site Management Plan
Clearwater	<a href="http://www.clearwater.asn.au">www.clearwater.asn.au</a> go to → Stormwater → Education and Information → Construction/Building industry → Site EMP Kit
Victorian Stormwater Committee	CSIRO Publishing at: <a href="http://www.publish.csiro.au">www.publish.csiro.au</a> go to → Environment → Pollution & Waste Management
Sustainability Victoria	<a href="http://www.sustainability.vic.gov.au">www.sustainability.vic.gov.au</a> go to → Take action → Business and Industry → Minimising construction and demolition waste

### Contact information

The Department of Sustainability and Environment has published a number of practice notes that provide practical advice on planning matters.

For copies of practice notes, visit the DSE web site at [www.dse.vic.gov.au/planning](http://www.dse.vic.gov.au/planning)

### DSE Planning Information Centre

To view or purchase planning schemes and a range of planning publications:

- Ground Floor, 8 Nicholson Street, East Melbourne, Vic 3002, Tel 03 9637 8151
- e-mail: [planning.info@dse.vic.gov.au](mailto:planning.info@dse.vic.gov.au)

### DSE Regional Offices

Port Phillip Region – Tel 03 9296 4400  
Gippsland Region – Tel 03 5172 2111  
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