

# DUST SUPPRESSION AT BUILDING, DEMOLITION AND CONSTRUCTION SITES

**POLICY NO:** 4.2.7

**REVIEW DATE:** April 2020

## OBJECTIVE

The purpose of this policy is to ensure that demolition contractors, builders and construction contractors are made aware of their obligations under the *Town of Cambridge Private Property Local Law 2017 Part 3 Division 6 Dust* to prevent dust emissions from private property during demolition, building or construction activities.

## SCOPE

This policy applies to all properties in the Town of Cambridge.

## POLICY STATEMENT

The Town's Private Property Local Law permits Authorised Officers to issue directions on appropriate means of dust suppression following substantiation of a dust nuisance from a demolition, building or construction site.

### 1. Abatement of Dust:

An owner or occupier of land or premises, from which any dust is released or escapes or causes a nuisance, whether by means of wind, water or any other cause, commits an offence.

### 2. Dust Management Plans:

- (1) An owner or occupier who intends, for any purposes, to undertake any works or activities involving the clearing, excavation, demolition works, construction, alteration or addition to any building or structure on the land or filling of any land or premises, and having the potential to cause dust release from the land or premises or cause a nuisance must —
  - (a) submit an application for approval of a Dust Management Plan, which must be lodged in a form approved by the local government;
  - (b) obtain written approval of the Dust Management Plan before commencement of any such works or activities;
  - (c) erect a sign of not less than 1m by 1m in size in a conspicuous position on the land so that it is clearly visible from the street and include in lettering not less than 100mm in size, the following information —
    - (i) site supervisor's Name;
    - (ii) site supervisor's contact mobile phone number; and
    - (iii) estimated dates for commencement and completion of the works or activities.
  - (d) notify the owners or occupiers of adjoining land in writing at least 72 hours prior to the commencement of any activity that has the potential to cause the release or escape of dust from the land or premises giving details of —

- (i) the nature of the activity;
- (ii) the proposed time and location of the activity; and
- (iii) the name of the person responsible for carrying out the activity and how and where that person may be contacted.

### **3. Dust Suppression:**

Where complaints are substantiated by an Authorised Person, the Authorised Person may issue either a written Request to Comply or a verbal direction to demolition contractors, builders and construction contractors to:

1. request the prevent the generation of dust, in preference to applying dust suppression measures.
2. require the suppression of the dust nuisance by the application of a sufficient volume of water (eg hand water or install temporary sprinklers).
3. request all appropriate dust control measures are to be applied during construction. If required, the site to be kept damp during actual construction works.
4. request the erection of wind fences or hydro-mulching, if this is appropriate.

Appropriate means of dust suppression include:-

- (a) the use of sprinklers located at appropriate positions on the site aimed at any dust being created.
- (b) the use of water tankers with independently powered water pumps to apply high volumes of water; or
- (c) approval from the Water Corporation for a hydrant standpipe from the main water supply so as to obtain and apply high volumes of water.

### **4. Enforcement:**

1. In addition to requiring dust suppression measures to be implemented, an Authorised Person may include a requirement that work on the site cease until such time as sufficient dust suppression measures are implemented.
2. An Authorised Person may issue an Infringement Notice under the *Town of Cambridge Private Property Local Law 2017* where a nuisance is being created and/or where there is non-compliance of permit conditions. (\$500).

**ORIGIN/AUTHORITY**  
Council Meeting –26 August 2008

**DATE AMENDED**  
**All policies are reviewed every two years in April. This policy was amended at the following meetings:-**  
Council Meeting - 27 April 2010  
Council Meeting - 24 April 2018