

This information sheet has been designed as a guide to inform builders / building contractors of their requirements under health and related legislation when undertaking works within the Shire of Broome.

Waste Water Requirements (including Greywater)

If connection to Water Corporation sewer is not available, then a sewage treatment system for onsite disposal is required. These premises must comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and various Code of Practices. The onsite wastewater disposal application must be approved prior to the issue of the building licence and before any work commences onsite.

Swimming Pools, Spas And Public Aquatic Facilities

The wastewater for all aquatic facilities (private or public) is to be contained and disposed of within the boundaries of the lot. The Shire of Broome encourages the use of filters that minimise the volume of backwash water (e.g. high efficiency sand filters or cartridge filters where appropriate). Pool wastewater cannot be disposed of to sewers without a trade waste licence from Water Corporation and in unsewered areas, backwash cannot be directed to onsite sewerage treatment systems as chlorinated water will cause damage to the biological component of these treatment systems. Disposal should be to a grassed/vegetated area or to an infiltration device (e.g. a stone filled trench or purpose-built infiltration cell) either open to the surface or underground, in a manner that does not result in runoff outside the property boundaries or cause nuisance to neighbours (e.g. excessive soil wetness, structural instability, unwanted water infiltration etc). In some circumstances, a purpose built leach drain may be required to contain all pool waste.

A pool used in association with a bed and breakfast is considered a public aquatic facility, therefore must comply with the Health Act 1911, *Health (Aquatic Facilities) Regulations 2007* and the Code of Practice. This includes obtaining approval to construct the pool by the Executive Director Public Health before any work commences.

Toilet Facilities for Construction Site/Temporary Works

Under the *Public Health Act 2016*, Shire of Broome Health Local Laws 2006 and *Occupational Safety and Health Regulations 1996*, employers are to ensure their workers have access to toilet facilities and that these facilities are readily accessible to all workers. The onsite toilet is to be installed prior to footings being poured and must be maintained for the duration of construction work. A guide is provided in the table below.

Table 1: Worker ratios as suggested by the Safe Work Australia Model Code of Practice Construction Work

Male Facilities	Female Facilities	Unisex Facilities
Closet Pan - 1 per 15 males (or fraction of)	Closet Pan - 1 per 10 females (or fraction of)	Only when the total number of people who normally work at the workplace is 10 or less
Urinal - 1 per 20 males (or fraction of). Urinal not required for less than 10 persons.		and there are two or less workers of one gender.

Refuse from Building Sites

Under the Shire of Broome Health Local Laws 2006, during all periods of construction on any building site the builder shall comply with the following:

- Provide an approved rubbish disposal bin.
- Keep the site free of rubbish and offensive matter, whether temporary or otherwise.
- Maintain the street verge immediately adjacent to the site keeping it free of rubbish or offensive matter, whether temporary or otherwise.
- On completion of construction immediately clear the site and the street verge immediately adjacent thereto of all rubbish and offensive matter and shall remove all or any rubbish disposal bins.

Rubbish includes stones, bricks, lime, timber, iron, tiles, bags, plastics and any broken, used or discarded matter. Further to this, the builder is not to cause any rubbish or litter to blow off or be placed onto neighbouring areas or any other areas except approved waste disposal sites.

Escape of Smoke, Dust etc.

The Kimberley environment means that dust can be a problem when undertaking any form of site works or earth moving. Under Shire of Broome Health Local Laws 2006, it is an offensive to cause or permit the escape of smoke, dust, sand, fumes, offensive or foul odours, liquid waste or liquid refuse from the premises in such quantity or of such nature as to cause or to be a nuisance. Practicable steps that may be taken include, but are not limited to:

- Using water to dampen down soil;
- Installation of wind fencing;
- Ceasing operations on days of high winds; and
- Using tarpaulins to reduce wind erosion of stock-piled soil / sand.

Noise Emissions

Environmental Protection (Noise) Regulations 1997, regulation 13, deals with noise from construction sites and recognises that in some situations it is impracticable to comply with these levels. A number of special case provisions for construction noise have been created.

Construction work can be carried out between the hours of 7:00 am to 7:00 pm if -

- The work is carried out on Monday through to Saturday only;
- The work is carried out in accordance with Australian Standard 2436 - 1981 - Guide to Noise Control on Construction, Maintenance and Demolition sites; and
- Equipment used for the construction work must be the quietest reasonably available.

Construction work may be undertaken outside the hours described above including public holidays and Sundays, under the below strict conditions:

- Builder must submit to the Shire of Broome Chief Executive Officer, a noise management plan at least seven days before the work starts, and the plan must be approved by the CEO;

- Work must be carried out in accordance with section 6 of AS 2436-1981;
- Equipment used for the construction work must be the quietest reasonably available;
- Builder must advise all nearby occupants of the work to be done at least 24 hours before it commences, and
- Builder must show that it was reasonably necessary for the work to be done out of hours.

Specific Room Requirements

Requirements for sanitary conveniences, bathrooms, laundries, kitchens and bedrooms are illustrated under:

1. *Sewerage (Lighting Ventilation And Construction) Regulations 1971*
2. *Health (Miscellaneous Provisions) Act 1911*
3. Shire of Broome Health Local Laws 2006
4. Building Code of Australia (BCA)

All facilities that use water (except toilets) are to be provided with hot and cold water unless specifically stated otherwise.

Sanitary Conveniences

Installed in accordance with all relevant requirements. One WC (with adequate lighting) at least to be provided. Floors to be graded to an approved floor waste. An airlock is to be provided where entrance is from a habitable room or room used for the manufacture or storage of food for human consumption, unless it is an ensuite; opens into a hall, passage, lobby or staircase (specific requirements to be met); or meets the mechanical ventilation requirements. If WC or its entrance is visible from overlooking windows shall be properly screened.

The following information is provided to aid in the correct installation of ventilation systems in sanitary areas:

- With a sealed or sliding window - requires a mechanical flumed vent (mfv) ducted to external air through the wall or to roof void.
- With short glazed window - requires a flumed vent in the air lock (ducted to roof void) or mfv located in the WC.
- With short glazed window, which has an external covered structure (e.g. verandah) extending beyond 2.4m - requires mfv, ducted to the external air through the wall or to roof void.
- Ensuites with a WC - require mfv, ducted to the external air through the wall or to the roof void.

Bathrooms

Must be provided with at least a wash basin and either a shower in a shower recess or bath. Bathrooms must be adequately lined with impervious material and adequate ceiling. Floors are to be graded to an approved floor waste.

Laundries

To be provided with room for a washing machine and 1 wash trough (min 36 litres). All wash troughs must be properly supported. Must be properly enclosed and roofed, adequately lined with an impervious material, be adequately ventilated and conform to the provision of the Building Code. Floors are to be graded to an approved floor waste. Not to be situated in a room where food is prepared, stored, served or consumed. Are to be separated from a kitchen or room in which food is stored or consumed by a wall (openings can be provided under certain conditions).

Kitchens

To be provided with oven (at least 0.005m³ per person usually accommodated, min 0.03m³) and a sink (min 380mm long, 300mm wide and 150mm deep). Cooking equipment to be installed in accordance with the requirements of Energy Safety and manufacturers specifications and not installed or used in any room other than a kitchen.

Bedrooms

Only habitable rooms can be used for sleeping purposes, eg cannot be in a garage or shed. Each room is required to have at least 14m³ of every person over 10 years old and at least 8m³ of every person less than 10 years old.

For further information please contact the Shire of Broome's Health Services on (08) 9191 3456.