



SANCTUARY COVE PRINCIPAL BODY CORPORATE SITE ENTRY CONDITIONS

To maintain the quiet enjoyment for our Residents and to protect public health and safety all Contractors must comply with the Security Requirements and Conditions of Entry.

The Snr Body Corporate Manager will conduct a site inspection at commencement, completion and periodically throughout the duration of the works. Any breach of procedure or violation of site rules will be considered to be of a highly serious nature and will likely result in temporary or permanent refusal of entry to Sanctuary Cove and in any other disciplinary measures the Principal Body Corporate is entitled to exercise.

1. CONTACT DETAILS

All contact with the Principal Body Corporate is to be via:

Sanctuary Cove Body Corporate Services Pty Ltd
Shop 1A, Building 1,
Masthead Way
PO Box 15
SANCTUARY COVE QLD 4212
Phone: 07 5500 3333
Fax: 07 5500 3344

Email: buildingapprovals@scove.com.au

2. BEFORE YOU CAN START WORK

All Contractors must have been provided a Building Approval Number (BAN) by the Applicant as issued by the PBC and have received approval for Builders Signage. An approved Builders Sign must be placed on the Lots temporary fencing, within 5 working days of the BAN being issued.

3. HOURS OF WORK

Monday to Friday

7:00am – 4:30pm. All Contractors to be off site by **5:00pm**

Saturday

8:00am – 1:00pm. Works limited to the use of handheld power tools only.

All Contractors to be off site by 1:30pm.

Sundays and All Public Holidays

No Work Permitted.

4. VEHICULAR ACCESS

- a) Access via Pines Gate and Main Gate.
- b) Maximum load on Sickie Avenue Bridge not to exceed 22 tonnes.
- c) Articulated vehicles will be permitted entry only with the advance approval of Security Control. Any vehicle type may be denied entry if deemed by Security Control to be inappropriate for the load carried, an environmental hazard or a risk to property.



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- d) Vehicles utilised for the purpose of conveying concrete or other construction materials may only be cleaned on the Development Lot. They must not be cleaned on Thoroughfares, Common Property or Adjoining Lots.
- e) Material discharged from any cleaning process must be prevented from entering any storm water system or water way.

5. PRINCIPAL CONTRACTOR'S OBLIGATIONS

- a) The Principal Contractor is to ensure details of all Sub-Contractors are up to date and recorded via the VMS system or to Security Services (if required). Failure to do so could result in the contractors being denied access to the site.
- b) A 24-hour emergency contact number must be provided to Security Services.
- c) The Principal Contractor will be responsible for ensuring that all Sub-Contractors and other workers on the construction site adhere to these Site Entry conditions.
- d) Damage to equipment, flora or property outside the Lot must be reported to Sanctuary Cove Body Corporate Services immediately.
- e) **Provision of adequate and clean chemical toilet facilities. This facility is not to be placed on the nature strip/ pavement and should be located inside the front property line and not adjacent to the neighbouring property. The door must face into the lot and not the street. The facility is to be cleaned on a weekly basis.**
- f) The Principal Contractor and their subcontractors shall complete Dial Before You Dig (DBYD) searches and use a registered cable locator to confirm the DBYD information prior to undertaking any excavation works. The Principal Contractor is liable for repairs to any services damaged by themselves or their contractors whilst undertaking works within Sanctuary Cove.

6. SITE RULES

- a) Contractor's dogs or any other animals are not permitted into any Residential Neighbourhood. Contractors with animals will be denied access and/or instructed to leave the Community.
- b) The consumption of alcohol is expressly forbidden on any Construction site.
- c) Radios and other broadcast noise reproduction systems must not disturb Residents or neighbouring areas.
- d) Sightseeing is not permitted. Contractors must enter and depart by the most direct route to their approved site and remain within the Work area.
- e) The site must remain in a tidy, orderly, and safe condition throughout the construction process.



7. KEEPING CONSTRUCTION SITES CLEAN

- a) A covered rubbish skip for builder's debris is to remain on site for the duration of the construction and is to be removed and replaced immediately upon becoming full.
- b) Contractors must remove site debris on a regular basis in suitably covered or closed bins or trailers. Rubbish or debris must not be allowed to blow into the waterways, thoroughfares, adjacent lots or common property.
- c) Contractors are responsible for the collection of all litter from their site on a daily basis. Covered waste receptacles are to be provided by the builder and used for all lunch scraps and wind-blown debris.
- d) Site offices, equipment, building materials must only be stored within the construction site. Under no circumstances are adjoining vacant lots to be used for the storage or dumping of any construction material or debris.
- e) Safety fencing must be erected on or within the Lot boundary.
- f) Dirt, gravel, or any other dry material shall not be left on Thoroughfares. Spills of concrete, paint, adhesives, petroleum and any such products must be removed immediately.
- g) Every site must implement GCCC soil/ silt control practices for the duration of the Works.

8. ROAD RULES

- a) The Queensland Traffic Act applies within Sanctuary Cove.
- b) All vehicles must be in legal compliance of Queensland Registration and Safety requirements.
- c) A 40k/ph speed limit applies to the entire Community.
- d) Parking on Resident's landscaped road frontages is expressly forbidden, and parking generally must ensure the safety and clear passage of all other traffic unless approved otherwise by the PBC.
- e) Certain roads within the Residential Neighbourhoods are restricted to local traffic. These roads are signed "Residents Only" and must not be used by Contractors as throughways to more distant destinations.
- f) Primary Thoroughfare Body Corporate, Principal Body Corporate and Sanctuary Cove Body Corporate Services take no responsibility for vehicles used or parked on site.

9. STOCKPILING OF SOIL

- a) There is to be no stockpiling of soil outside the area that is shown on the erosion control plan.
- b) Maximum height of 1.0m and must be dampened or covered to prevent any nuisance it may cause.



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ACKNOWLEDGEMENT

I / WE UNDERSTAND AND AGREE TO ABIDE BY THE PRINCIPAL BODY CORPORATE SITE CONDITIONS AS OUTLINED ABOVE. I /WE UNDERSTAND THAT FAILURE TO ABIDE BY THE PRINCIPAL BODY CORPORATE SITE CONDITIONS MAY SEE A STOP WORK NOTICE BEING ISSUED TO THE APPLICANT / BUILDER.

Name of Lot Owner

Date

Signature of Lot Owner

Name of Site Supervisor

Date

Signature of Site Supervisor