

Noise pollution - Building work noise

Fact Sheet

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Building work noise

Building works early in the morning, on weekends or public holidays can disturb neighbours, disrupt their sleep and interfere with their normal daily activities. If loud enough, it can affect their health.

This fact sheet includes information for builders and owner-builders, but does not apply to home renovators working alone (please refer to fact sheet "regulated devices for home renovation noise"). It is intended to help residents and builders manage noise on residential premises and meet legal requirements.

Be a good neighbour

Talk to your neighbours about what work is planned and how long it will take can prevent or solve problems. Work such as jack hammering, concrete cutting and pouring should be discussed with neighbours beforehand. A sign on the site or distribution of leaflets detailing work hours may help prevent complaints.

The law

Under the *Environmental Protection Act 1994*, a person must not carry out building work in a way which makes audible noise:

- on a business day or Saturday, before 6.30am or after 6.30pm; or
- on a Sunday or public holiday.

Council will investigate if issues between neighbours cannot be resolved and further complaints are made.

If building work exceeds noise limits, Council may issue a direction notice detailing the noise nuisance and giving a timeframe for problems to be rectified, or issue an on the spot fine.

Ways you can reduce noise

Limiting work hours

Talk to neighbours to find out if there are particular times when noise disturbs them. Most people are concerned about noise at night or early morning.

Select quieter equipment or use alternatives

When buying equipment, consider the quietest option. Manufacturers often label equipment with the noise level or can provide this information. Alternatives such as electrical equipment can be quieter, cheaper, more efficient and kinder to the environment than petrol-powered models.

Select location carefully

Where practical, work as far away as possible from neighbours, bedroom windows and offices. Close windows and doors to reduce noise levels and consider completing some work, such as framing, off-site at less sensitive locations.

Regular maintenance

Regular maintenance reduces noise and increases effectiveness of equipment, such as mufflers. Contact the manufacturer for advice.

Install fences or barriers

A solid fence without gaps can help reduce noise levels. Consider completing the fencing prior to other building work.

Consider an acoustic enclosure

Some fixed equipment, such as compressors and vacuum equipment, can be effectively enclosed in a wooden box with an absorbent lining and adequate ventilation. Ask for advice from the manufacturer or installer.

Equipment modifications

Sometimes modifications can be made to the unit to reduce noise. For example, a more effective muffler can be fitted to engine-powered equipment. Discuss this option with the manufacturer or installer.

For more information

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Visit www.logan.qld.gov.au

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Version 2, 1 July 2014.