

CONSTRUCTION MANAGEMENT PLAN



Construction Management Plan for North Lake Apartment, 4 & 4A North Lake Road, Alfred Cove

Contractor: JAV Developments

Traffic Management Plan: Vigilant Group

Revision: 2

Date: 16/04/2024

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1.1.1 Introduction

This Construction Management Plan (CMP) outlines the management strategies for North Lake Apartment, a project located at 4 & 4A North Lake Road, Alfred Cove. JAV Developments is the appointed builder, and the Traffic Management Plan is managed by Vigilant Group. The CMP details the planning and construction methodologies from site establishment through to Practical Completion.

1.1.2 Location

North Lake Apartments is situated at 4 & 4A North Lake Road, Alfred Cove, as depicted in Figure 1 – Aerial Site View.



Figure 1.

1.1.3 Key Participants:

Stakeholder	Name
Client	Golden Link Property
Client Representative	Budiyarto Gunardi
Head Contractor	JAV Developments
Architect	Mark Anthony Design
Statutory Authority	City of Melville Council
Structural Engineer	Lalli Consulting Engineers
Electrical Engineer	Hegney Consulting Engineers
Hydraulic Engineer	PJ Wright
Mechanical Engineer	ND Engineering
Fire Services Engineer	Eurodan
Landscape Consultant	Kelsie Davies Landscape Architecture
Greenstar Consultant	Thermarate
Interior Designer	TBA
Roads and Transport	Main Roads
Gas	ATCO
Water	Water Corporation
Electricity	Western Power
Comms	Telstra / NBN

1.1.4 Construction Works

The project entails the construction of 10 multiple dwellings, 1x commercial tenancy, ground floor parking, and associated landscaping, with an overall Ground Floor Area (GFA) of 1,061 m². Construction will adhere to specifications, drawings, and contract documentation, with JAV Developments responsible for all aspects of the proposed works.

1.1.5 Contact Details of Essential Site Personnel

A JAV Developments site sign will display the Site Manager's mobile number. A full-time Site Manager from JAV Developments will supervise the site. Please contact – Alex Yap on 0402 221 806.

1.1.6 Site Mobilization and Set-Up

Site mobilization is scheduled for mid-April 2024. Initial establishment includes erecting an 1800mm temporary fence on North Lake Road boundary for public safety and security. Temporary facilities such as toilets and site shed areas will be set up initially.

1.1.7 Temporary Services

Temporary services connection will be sought from Western Power and the Water Corporation. The service capacity will be determined in consultation with providers after agreeing on a possession date.

1.1.8 Site and Public Safety and Security

Access to the site will be monitored and controlled. Safety measures, including site induction, signage, and safety management, will be in place. Traffic and deliveries will be closely monitored, aligning with the traffic management plan.

1.1.9 Lay Down Area and Cranage

A laydown and delivery area inside the compound as per CMP Site Plan attached.

1.1.10 Working Hours

Work hours will be from 7:00 am to 7:00 pm, Monday to Saturday, following City of Melville guidelines.

1.1.11 Site Access

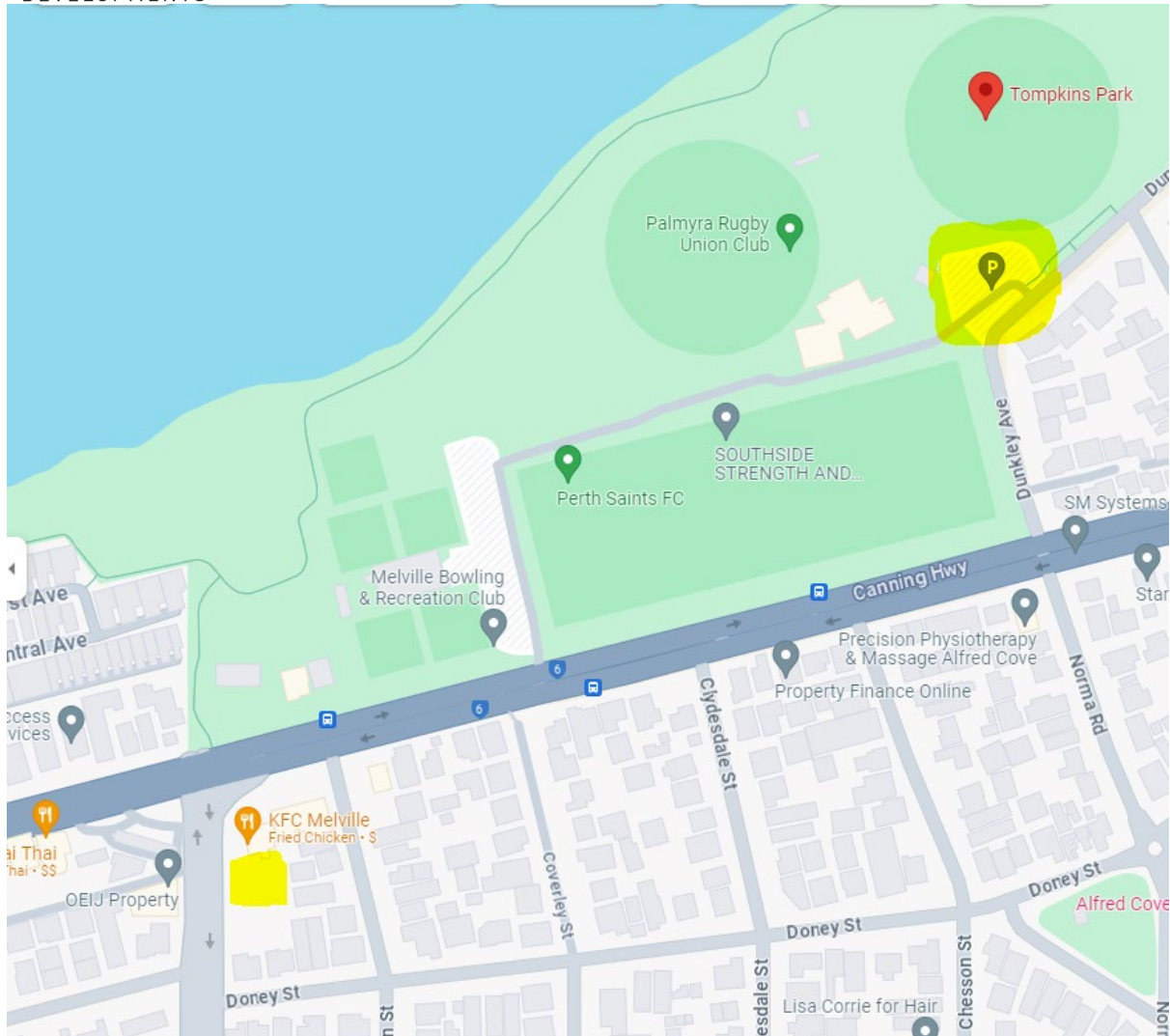
Access to the site for construction works will be from North Lake Road. Traffic management will be implemented as required, and the site entry will be kept clean and monitored.

1.1.12 Subcontractor Parking

Subcontractors will be encouraged to use carpooling, ridesharing, and public transport to minimise parking demands whenever possible. Onsite storage areas will be provided for tools and equipment to support trade in this effort.

Onsite parking will be available for contractors to use, and the number of available car bays will depend on the stage of the construction. As the building structure progresses to completion, there will be up to 15 parking spaces available on site as per the site plan.

Due to the site's location and limited unconstructed space, parking will be available within the local area during working hours, strictly following council requirements. At the peak of construction, it is estimated that 25 individuals will be onsite. JAV Developments identifies specific locations as preferred parking areas for workers, Tompkins Park Carpark is available for use.



1.1.13 Dilapidation

A dilapidation survey will be conducted and submitted to the City for record. It will include adjacent properties, roads, paving, kerbs, trees, and vegetation.

Link to the Dilapidation Report can be downloaded from here [>>>DILAPIDATION REPORT<<<](#)

1.1.14 Proposed Construction Equipment

Various construction equipment, including a piling rig, excavators, concrete pump and mobile crane, will be used. Dust, noise, and vibration management will be paramount.

1.1.15 Dust Management

Dust migration prevention measures, such as shade cloth, watering, and ground stabilization, will be implemented. Dust suppression using water carts will be employed during ground works.



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1.1.16 Vibration Management

Low-frequency machinery will be used to control vibrations during piling and excavation works.

1.1.17 Excavation Management

Existing boundaries will be kept at the same level ground. No retaining walls around the boundary are required.

1.1.18 Noise Management

Noise-generating activities will be scheduled within City of Melville's working hours. Plant and equipment sound attenuation will be utilized, and machinery will be checked for compliance.

There will be piling works to be performed alongside the boundary between the site and 1A Doney St, Alfred Cove. The method of piling will be screwed in and not driven.

The contractor will be using an 8.5t excavator to install the piles with a hydraulic head which attaches to the top of the pile and the pile is then screwed into the ground.

1.1.19 Traffic and Pedestrian Management

Traffic and pedestrian management will follow the HSEQ Management Plan and specific Traffic Management Plans. Fully qualified traffic management personnel will ensure safety during construction.

1.1.20 Safety and Security Signage

All signage, including warning, information, and directional signs, will comply with legislative requirements. Safety and security signage will be prominently displayed on the site.

1.1.21 Waste Management

Waste bins will be kept on-site within the site boundary. JAV Developments is committed to recycling, and waste management will align with ISO 14001 standards.

1.1.22 Stormwater, Groundwater, and Sediment Control

Ground-level stormwater tank system installation will be prioritized to control stormwater drainage. Sediment control will be managed through early ground slab construction.

1.1.23 Protection of Existing Services and Trees

Tree protection zones will be established around existing mature trees, monitored by an arborist throughout the project.

1.1.24 Workforce Behavior Standards

JAV Developments' is committed to providing an equal opportunity workplace, free from discrimination, bullying, and harassment. Behavior standards will be enforced through corrective disciplinary actions.

1.1.25 Industrial Relations Management

JAV Developments' Industrial and Employee Relations Management Plan will support a harmonious working environment. Effective communication and adherence to legal and contractual requirements will mitigate risks.

1.1.26 Consultation, Communication, and Complaint Management

Complaints will be reported to the Site Manager, documented, and addressed to prevent future occurrences. The Site Manager's contact details will be prominently displayed for communication.

1. To Whom to Submit a Complaint:

- Customers can submit complaints via email, phone, or in person to the Site Manager
- Name: Alex Yap
- Email: info@javdevelopments.com.au
- Phone: 9381 4174
- In Person: On Site – 4 North Lake, Alfred Cove

2. Response Time for Complaints:

- All complaints will be acknowledged within 24 hours of receipt.
- A resolution or initial response will be provided within 5 business days.
- If additional time is required for investigation, the customer will be notified with an estimated resolution timeframe.

3. Recording of Complaints and Responses:

- All complaints and associated responses will be recorded in a centralized Complaints Register maintained by the Complaints Officer.
- The register will include details such as date received, nature of complaint, actions taken, resolution provided, and any follow-up required.
- Complaints will be assigned a unique identifier for tracking purposes.

4. Escalation Process:

- Level 1: Initial Handling – Site Manager will handle the complaint and attempt to resolve it.
- Level 2: Escalation to Project Director - If the complaint cannot be resolved at Level 1, it will be escalated to the relevant Project Director for further investigation.
- Level 3: External Mediation - If the customer is not satisfied with the resolution provided internally, they have the option to seek external mediation through a regulatory body or ombudsman.



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5. Emergency Contact:

- In case of emergencies or urgent complaints requiring immediate attention (e.g., safety concerns, service disruptions), customers can contact the Emergency Response Team:
 - Emergency Phone Number: Susan Robinson
 - Email: info@javdevelopments.com.au
- Emergency contacts will be available 24/7 and will prioritize swift resolution of urgent issues.

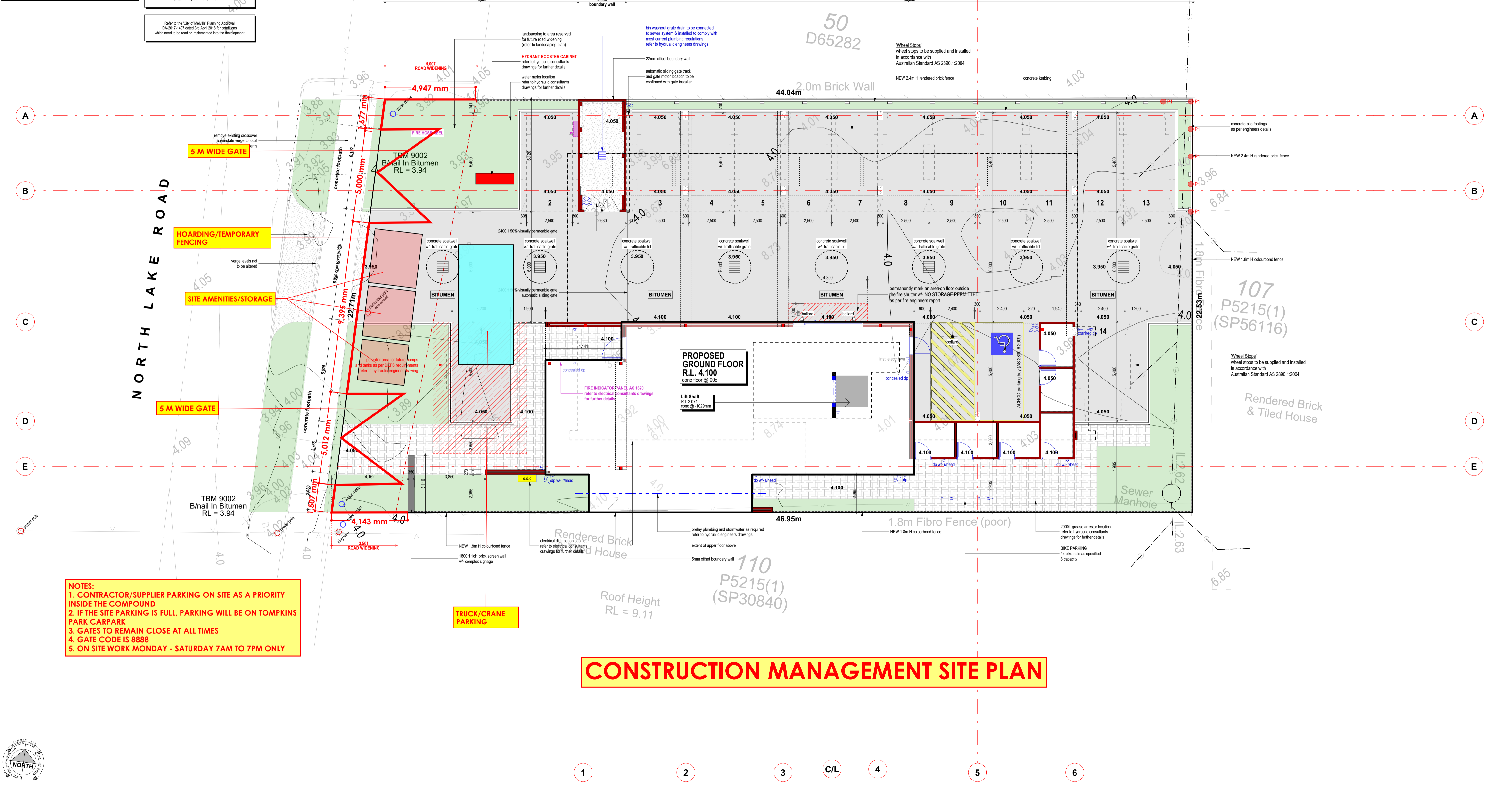
Note: All staff members will be trained in the complaints management process outlined in this plan to ensure consistent and efficient handling of complaints. Regular reviews of the complaints register will be conducted to identify trends and areas for improvement in customer service.

This Construction Management Plan outlines the comprehensive approach to managing the construction of North Lake Apartment, emphasizing safety, environmental responsibility, and efficient construction methodologies. The collaboration between JAV Developments and Vigilant Group ensures a well-coordinated and successful project delivery.

1. READER TO CHECK ALL DIMENSIONS AND ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECTURAL ENGINEER IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS AND CONFORMANCE TO THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND ASSOCIATED SCHEDULES OF REFERENCED DOCUMENTS SPECIFICATION A1.3. ALL WORK IS TO BE IN ACCORDANCE WITH MOST CURRENT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS. 2. CONTRACTOR/SUPPLIER PARKING ON SITE AS A PRIORITY INSIDE THE COMPOUND. 3. IF THE SITE PARKING IS FULL, PARKING WILL BE ON TOMPKINS PARK CARPARK. 4. GATE CODE IS 8888. 5. ON SITE WORK MONDAY - SATURDAY 7AM TO 7PM ONLY. 3. REFER TO THE 'City of Melville' Planning Approval DA-2017-1407 dated 3rd April 2018 for conditions which need to be read or implemented in the development.

Wind Classification: N3 confirmed by 'M.A. Lill & Associates'	Builder & Nominated Sub-Contractors must read Architectural Drawings in conjunction with the most current and relevant Structural Engineers drawings, Australia Standards, NCC Requirements, (SES/ Dept of Fire & Emergency Services), Local Government, Private Building Supervisor & Fire Engineers notes and/or requirements.
Soil Classification: Design 'Class A' confirmed by 'M.A. Lill & Associates'	Note: All Construction to be undertaken in accordance with National Construction Code Series 2019 Volume 1 Building Code of Australia and associated Schedule of Referenced Documents Specification A1.3
Outdoor Lighting Controls: The Supply and installation of outdoor lighting to be in accordance with the requirements of the Australian Standard AS 4282:1997 'Control of Outdoor Lighting' refer to electrical consultants drawings for further details.	Noisy Construction Works outside the period from 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
'Wheel Stops' wheel stops to be supplied and installed in accordance with Australian Standard AS 2890.1:2004	
A dilapidation report is recommended for adjoining properties prior to demolition and/or construction to be prepared by qualified professional.	
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- Relay**
All plumbing, electrical, stormwater and irrigation conduits are to be installed prior to pouring of concrete or laying of paving.
- Paving**
Extent of paving to owners detail. Paving to be confirmed prior to commencement of works.
- Termite Treatment**
Supply and install 'Sunbar' Chemical termite treatment & use a physical termite barrier to boundary walls as required in/n.o to comply with AS3660:1-2014, NCC Section B & manufacturers specification.
- Stormwater Disposal**
Soakwell locations shown are a guide only & to be confirmed by contractor on site prior to construction. Stormwater Disposal as per most current NCC Part F.1 & AS/NZS 3500.3:2021
- Pile Footings**
Refer to structural engineers details for pile footing size & location.



- NOTES:**
1. CONTRACTOR/SUPPLIER PARKING ON SITE AS A PRIORITY INSIDE THE COMPOUND
 2. IF THE SITE PARKING IS FULL, PARKING WILL BE ON TOMPKINS PARK CARPARK
 3. GATES TO REMAIN CLOSE AT ALL TIMES
 4. GATE CODE IS 8888
 5. ON SITE WORK MONDAY - SATURDAY 7AM TO 7PM ONLY

CONSTRUCTION MANAGEMENT SITE PLAN



Client: JAV Developments Site Address: Proposed Mixed Use Development 4 & 4a North Lake Road, Alfred Cove	P: 9328 7577 M: 0411 105 009 E: info@markanthonydesign.com.au A: 9/18 Brisbane Street (off Bulwer) Perth WA 6000 www.markanthonydesign.com.au	Project: T.Denslow Date: 1-100 (A.1) Issued for: Building Permit	Drawn: m.stav Date: 8/09/2023 Sheet No: 01 of 18	JOB No: 2548 REV No: Rev-A: 12.06.2023 Rev-B: 17.07.2023 Rev-C: 14.08.2023 Rev-D: 06.09.2023	DESCRIPTION: ISSUED FOR CDC CEILING PLANS ADDED CERTIFIER EMAIL: 4TH SEPT
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