

CONSTRUCTION MANAGEMENT PLAN (CMP)

Supporting attachment for City of Melville DA Condition 14 clearance

842 Canning Highway, Applecross WA 6153 | BA-2026-869

This CMP keeps only the information needed to address the City of Melville CMP condition. Demolition has already been completed; this document manages the remaining construction works only.

Site Address	842 Canning Highway, Applecross WA 6153
Permit / City Reference	BA-2026-869
CMP Type	☒ Construction Management Plan ☐ Demolition Management Plan
Current Site Status	No demolition required. Site to be managed for construction works only.
Development	6 x 2 storey residential dwellings / grouped dwellings, including attached garages, patios and boundary fences. Lightweight Hebel and tin construction.
Document Date / Version	11 June 2026 / Version 2.0 - CMP

1. Site and Applicant Details

Lot / Plan	Lot 33 on Plan 88919
Certificate of Title	Volume 2048 Folio 226
Street Number	842
Street	Canning Highway
Suburb / State / Postcode	Applecross WA 6153
Owner / Applicant	Wijaya Properties Group Pty Ltd c/o Ferdy Wijaya
Owner Address	115 Victoria Ave, Dalkeith WA 6009
Applicant Contact	Ferdy Wijaya 0403 888 188 ank_thn@hotmail.com
Neighbouring Context	Residential adjoining properties and Canning Highway frontage.

2. Builder / Site Manager Details

Builder Business Name	Aerostone Building Solutions Pty Ltd
Builder Address	12-14 Anvil Way, Welshpool WA 6106
Builder ABN / ACN	ABN 77 646 218 117 ACN 646 218 117
Builder Registration	BC103689
Builder Contact	0466 403 363 Vince@aerostone.com.au
Site Manager / Supervisor	Aerostone Building Solutions Pty Ltd to nominate site supervisor before construction starts. Site supervisor contact details to be displayed at site entrance.
After-hours Emergency Contact	Builder/site supervisor contact to be displayed on site sign before works start.

3. Proposed Construction Program

Expected Commencement	After Building Permit issue and builder site establishment; June 2026 target subject to approvals.
Expected Completion	Approx. February 2028 target, subject to permit issue and construction progress.
Contract Timeframes	Building contract states 105 working days to commence works and 435 working days to complete works.
Main Work Stages	Site establishment; earthworks/services; footings/slab; structure/framing; roof/external envelope; internal fit-out; external works/fencing/landscaping.

4. CMP Site Plan - Attachment CMP-01

Attach a marked-up site plan labelled CMP-01. The plan should be scaled 1:100 or 1:200 where available and show only the relevant site management items below.

Item to show	Response / control
Site boundary, temporary fencing and locked site gate	Show on CMP-01
Existing crossover / construction access point	Show on CMP-01

Material storage area	Within property boundary.
Waste skip/bin area	Within property boundary.
Portable toilet / amenities	Within property boundary..
Street trees, verge, footpath, kerb, drainage pits, signs, light/power poles	Show adjacent public assets on CMP-01.
Scaffold, crane, concrete pump or unloading area	Show if proposed. No oversailing or road reserve occupation unless approved.
Road reserve / verge / footpath use	No road reserve occupation proposed at this stage. Any required use to be separately approved before it occurs.

5. Stakeholder and Complaints Management

Site Signage	Site sign to be installed before construction starts showing builder/site supervisor contact details, emergency contact and approved work hours.
Neighbour Notification	Adjoining owners/occupiers to be notified of site contact details and expected start date before construction starts, and before disruptive works where practicable.
Complaints Contact	First point of contact: builder/site supervisor details displayed on site sign.
Complaint Response	Urgent safety matters addressed immediately. Other complaints to be acknowledged and responded to as soon as practicable, generally within 1 business day.
Complaint Record	Builder will keep a complaints register and provide it to the City on request.

6. Protection of City Assets, Verge, Footpath and Adjacent Properties

General Control	Builder to protect the verge, footpath, kerb, drainage, signs, poles, street trees, road surface and adjoining property during construction.
City Assets	No damage, storage, washdown or unauthorised works on City assets. Any damage caused by construction to be reported and reinstated to City requirements.
Footpath / Pedestrian Access	Footpath to remain safe and clear unless managed under an approved traffic / pedestrian management arrangement.
Street Trees / Verge	No parking, storage or washdown in tree protection areas unless approved.
Adjoining Properties	Works to stay within property boundary unless written consent and any required approvals are obtained.

7. Traffic, Deliveries and Pedestrian Management

Construction Access	Access via existing crossover / approved access point only, as shown on CMP-01.
Deliveries	Deliveries to be scheduled to avoid queuing on Canning Highway and to occur within the site.
Loading / Unloading	To occur within property boundary where practicable. Any use of road reserve, verge or footpath requires separate approval.
Concrete Pours / Large Plant	Builder to plan large deliveries, crane use and concrete pump use in advance. If traffic or pedestrian movement may be affected, appropriate traffic management approval is to be obtained before works occur.
Traffic Management	Building contract includes Road Closures / Traffic Management allowance. Any required Traffic Management Plan is to be arranged by the builder before the relevant activity.
Pedestrian Safety	Public footpath to remain safe and unobstructed unless managed under approved arrangements.

8. Parking Management

Worker Parking	Workers and subcontractors to park legally and avoid blocking driveways, footpaths, crossovers, sightlines or restricted areas. No parking on Canning highway.
On-site / Off-street Parking	Builder to use on-site or approved off-street parking where practicable and manage subcontractor parking through site induction. No parking on Canning highway.

9. Work Zone / Road Reserve Use

City land / road reserve use	Not proposed at this stage.
Bins/materials/scaffold/fencing outside property boundary	Not proposed at this stage.
Work zone permit	Not required at this stage. Builder to obtain separate approval if circumstances change.
Main Roads / City interface	Not required at this stage. Builder to obtain separate approval if circumstances change.

10. Environmental Management

Noise	Works within approved hours. Equipment to be maintained; unnecessary idling avoided; neighbours notified before particularly disruptive works where practicable.
Dust / Sand	Use water suppression where required; cover or stabilise loose stockpiles; keep access clean; stop dusty work during unsuitable wind if needed.
Stormwater / Sediment	Stormwater to be installed as per approved plans. Sediment/runoff controls to prevent discharge to road reserve or stormwater system.
Vehicle Washdown	No dedicated washdown proposed. If washdown becomes necessary, it must be contained within site and not discharge to road reserve or stormwater system.
Vibration	Use appropriate equipment and methods to minimise vibration impacts. Investigate complaints promptly.
Lighting	Temporary lighting, if used, to be directed away from adjoining dwellings and roads to minimise glare/spill. Simple temporary solar lighting only if required.
Waste	Waste skip/bin to be located within site where practicable. Waste to be removed regularly by builder-nominated waste contractor / Instant Waste Management if engaged.
Hazardous Materials	Demolition is understood to be complete and no asbestos/hazardous materials were reported by demolition contractor. If suspected material is found, work will stop and a qualified contractor will be engaged.
Dewatering	Not required at this stage.
Acid Sulphate Soils	No acid sulphate soils detected / not expected at this stage.

11. Site Storage, Amenities and Security

Temporary Fencing	Secure temporary fencing to be installed and maintained during works.
Site Signage	Builder/site supervisor and emergency contact details to be displayed at site entry before construction starts.
Site Office / Shed	Within site boundaries, to be moved to a garage as soon as practicable.
Toilet / Sanitary Facilities	Portable toilet to be provided on site and maintained by contractor.
Materials Storage	Materials to be stored within site boundary, clear of verge, footpath, drainage and tree protection areas.
Security	Site to be secured after hours. Loose materials to be made safe to prevent windblown debris. Camera and light to be shining toward site and away from public at all times.

12. Scaffolding, Cranes, Pumps and Temporary Structures

Scaffolding	A-frame / scaffolding as needed, within property boundary. No storage on scaffold.
Hoarding / Gantry	Not proposed at this stage.
Crane	Mobile crane only as needed, to operate within property boundary unless separate approvals/consents are obtained.
Concrete Pump	As needed. Pump location to be shown on CMP-01 if it affects access, parking, verge, footpath or road reserve.
Oversailing	No oversailing of adjoining land or road reserve proposed. If required, obtain written consent/approval before use.

13. Work Hours

Standard Construction Hours	7:00am to 7:00pm Monday to Friday only. 8am to 5pm on Saturday if required.
Sundays / Public Holidays	No work unless separate written approval is obtained.
Out-of-hours Work	Only with separate written approval and any required neighbour notification / management controls.

14. Attachments Checklist

Attachment	Status / note
Completed City of Melville CMP Pro Forma	Attached.
CMP-01 Marked-up Site Plan	Required. Show site setup, access, storage, waste, toilet, City assets and any temporary plant/work zone.
Parking Map / Plan	Shown on plan, no parking on Canning Highway.

15. Authorisation

Builder / Site Manager Confirmation	I confirm that the construction works will be managed in accordance with this CMP and any written requirements of the City of Melville.
Name	Kenneth Welch
Position / Company	General Manager
Signature	KW
Date	15/6/26

Before lodgement: confirm the site supervisor contact details and attach CMP-01 marked-up site plan. Submit only the additional information requested by City unless the City requests otherwise.

