



CONSTRUCTION MANAGEMENT PLAN

MULTI-UNIT RESIDENTIAL AND COMMERCIAL DEVELOPMENT

13 HISLOP ROAD, ATTADALE
JULY 2024

City of Melville
LG Ref: DAP-2023-8
DAP Ref: DAP/23/02598

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1 Introduction

This Construction Management Plan (CMP) sets out the management strategies that will be applied at 13 Hislop Road, Attadale during the construction of the approved multi-unit residential and commercial development. The CMP outlays the approach to planning, logistics, demolition and construction methods for the full duration of the project works. The CMP is based on our experiences in similar projects and our understanding of the surrounding environment.

The project is located at 13 Hislop Road, Attadale (refer to the below aerial site view). The project involves the construction of a 3-storey development comprising of 2 ground floor office tenancies, 5 residential apartments and 14 car bays within a basement. The site is located adjacent to existing road reserves of Hislop Road and Groves Avenue.



Figure 1 – Aerial Site View

2 Responsibility & Authority

LDV Projects assume overall responsibility for all Health, Safety & Environment, Quality Design, Programming, Commercial, Human Resources and Industrial Relations related matters. LDV projects will ensure demolition and construction is carried out in accordance with the associated specification, drawings and contract documentation, including the supply of all labour, material, equipment and plant, transportation in order to complete the proposed works.

Specific responsibilities include:

- Overseeing safety performance.
- Ensuring compliance to relevant legislation through the allocation of resourced and the management of HSE 7 QA Managers and Coordinators.
- Ensuring that management systems conform to requirements of ISO 4801, ISO 14001 & ISO 9001.

- Overseeing workers compensation and reporting on current claims and organisational trends to the Construction Executive Group.
- Report to directors on strategic matters.
- Ensure that assistance is provided to manage implantation of project plans.
- Ensuring that appropriate resources are allocated across all projects.
- Taking control in the event of any major incidents. and
- Providing assistance and monitoring progress of the works.

The site manager / supervisor responsibilities include:

- Understand the relevant project specifications and drawings.
- Development of project Health, Safety, Environmental and Quality Management Plans in consultation with the relevant parties.
- Implementation of project Health, Safety, Environmental and Quality Management Plans.
- Monitoring site Health, Safety, Environmental and QA performance to ensure that it reflects the requirements of the relevant project management plans.
- Development of procedures in consultation with the HSE & QA teams.
- Participation in the corporate HSEQ Consultative Committee (As required).
- Development, monitoring and adherence to a project audit schedule.
- Assist with external third-party audits (as required).
- Provide system improvement advise to the HSE & QA teams.
- Ensure subcontractors are compliant with HSE & Quality requirements.
- Assist site management to conduct SWMS / risk assessments where required.
- Assist the HSE & QA teams to review site plans to determine key areas of risk and implement appropriate controls prior to project commencement.
- Ensure that safe work methods are adopted by all parties in relation to all site activities.
- Ensure the appropriate safety equipment is worn by site personnel at all times.
- Complete site inductions in accordance with the group's requirements.
- Monitor work against specifications to ensure the continuing quality and accuracy of work.
- Ensure construction works proceed in accordance with all relevant contractual requirements.
- Ensure that quality levels are achieved in accordance with the contractual obligations.
- Undertake planning and scheduling of various works.
- Co-ordinate subcontractor / trade contractor works.
- Ensure correct set out for all building works.

3 Public Safety & Site Security (Fencing & Signage)

LDV Projects will install appropriate site security fencing prior to any works taking place. Site fencing will be erect on both Hislop Road and Groves Avenue. Site fencing will be installed to protect the construction areas, pedestrians, workers and to protect vegetation.

LDV Projects will display on the site fencing at prominent locations, appropriate site signage. All signage on the site, including warning, information and directional signage, will comply with legislative requirements. The Site Manager will ensure that warning signs will be displayed within the site in an area where a hazard exists. Safety signage will be displayed at the entry to site for all to see prior to entering the work zone, this sign will include the Site Managers contact details. Security signage will also be displayed at the entry and around the site warning that the site is covered by a monitoring system. Signage will be installed on both Hislop Road and Groves Avenue.

Access to the site will be monitored and controlled to prevent persons unrelated to the project from entering without the appropriate permission. All visitors will be directed to the site office to sign attendance register. All contractors will be fully site inducted prior to work commencement. Signage will be erected, warning of dangerous construction issues around the site.

4 Site Access, Parking and Traffic Management

Access to the site for demolition and construction activities will be via both Hislop Road and Groves Avenue.

Traffic management will be implemented as and when required when working outside of the site or within the road reserve. All entrance and exit locations will be maintained and kept clean at all times and all truck movements will be monitored in and out of site to prevent interruption to local traffic.

Deliveries will be conducted within the City of Melville permitted working hours, 7:00am and 7:00pm Monday to Saturday only, and will be coordinated to avoid peak hour traffic periods wherever possible. Appropriate personnel will be onsite when deliveries are made to ensure traffic and pedestrian management is best applied. To ensure the impact of deliveries to site is minimised for the benefit of the surrounding residents and businesses, deliveries will be managed by.

- Ensuring deliveries enter through the designated entry gates, using nominated loading areas.
- Positioning the loading area to minimise the noise levels from unloading and traffic congestion.
- Provide dedicated access pathways for stakeholders around the works.

Parking is proposed to be contained within the development, with parking locations nominated on the Site Plan included within the CMP. The construction is not anticipated to generate large traffic or parking volumes that would disrupt the local environment. Personnel onsite is anticipated to vary between tasks being carried out, however an average of 6 persons is anticipated to be onsite throughout the build. All personnel will be encouraged to use carpooling and public transport to reduce the parking demands wherever possible. Storage for tools and equipment will be provided onsite, as per the Site Plan. In the circumstances that parking temporarily exceeds that allocated within the site extents, an overflow parking location is nominated within Annexure A.

The following general conditions will also apply to the construction site.

- Speed limit to be restricted on site to 8km/h.
- Flashing hazard lights must be operated at all times for mobile plant.
- Reversing beepers are mandatory.
- Personnel to wear high visibility safety vests at all times.
- Spotters / escorts to accompany vehicle where required by JSA / SWMS.
- Relevant signage will be erected as required for traffic to suit the varying requirements.
- Sub-contractors are responsible to manage traffic within their work zone. This may involve signage and barricading over and above general access.

5 Noise and Vibration Management

The site objectives are to minimise the noise and vibration generated by construction activities and its impact on adjoining properties and infrastructure, surrounding residents, businesses and workers. The following measures must be considered for implementation to control noise and vibration. These measures will be continually assessed throughout the project duration.

- Establish and maintain good relations with the community and neighbouring sites.
- Where possible, silencing equipment to be considered when conducting works outside of normal operating hours, and where works are likely to occur for an extended period of time.
- Safe Work Methods Statements must be submitted with include the schedule of demolition and construction works, including the plan and equipment to be used.
- Ensure compliance to any municipal requirements for allowable limits on emitted noise from mechanical plant and equipment.
- Identification of works areas likely to generate noise and vibration, with warning signage in compliance with AS1319, to alert personnel to use protective equipment.

- Ensure operation of construction activities (incl. site preparation, employee arrival, deliveries and vehicular movement) onsite occur within the City of Melville permitted working hours, 7:00am and 7:00pm Monday to Saturday only.
- Should sheet piling be a requirement of the build, any construction works associated with this task, regardless of the times of works is subject to a Noise Management Plan in accordance with Regulation 13, Environmental Protection (Noise) Regulations 1997 and is to be submitted for assessment by the City's Environmental Health Team within seven (7) days before the commencement of works. The Noise Management Plan can be submitted via email to healthadmin@melville.wa.gov.au.

6 Air Quality & Dust Control

The site objectives are to minimise the dust generated by construction activities and its impact on adjoining properties and infrastructure, surrounding residents, businesses and workers. The following measures are implemented to control dust. These measures will be continually assessed throughout the project duration.

- Suppression measures such as water sprays, shade cloths, plastic canvas or the like to ensure there is minimal impact outside the site.
- Surface stabilisation and dust suppressing products are permitted and will be used on unsealed trafficable areas if road/track dust is identified as an issue.
- Hydromulch or similar will be used on long-term surfaces/stockpiles if they are identified as a source of dust. Maximum stockpile height will be limited to reduce potential dust impact.
- Assurance that trucks transporting materials to and from site are covered.
- Reviewing dust control measures implemented on a regular basis.
- Vehicles / plant and equipment must be fitted with appropriate emission control equipment and services and maintained in accordance with the manufacturer's recommendations.
- Drop heights of material will be minimised to control the fall of materials.
- Cutting of materials such as concrete or bricks will be undertaken with extraction or suppression where possible. Pouring water and confining the dust will also be mitigated to reduce the amount of dust generated.
- Skips will be securely covered.
- Materials should be removed from site as soon as practical or stored on site with appropriate coverings and dampening until removal is possible.
- Vehicle movement in designated areas only. Where vehicle movement is required for fill management, single entry and exit point to be used near site office.
- Any trucks transporting dust prone materials will not be excessively loaded and will be covered.

7 Waste Management

The site objectives are to minimise waste generated by construction activities. The following measures are implemented to control waste.

- Waste bins provided on site, and recycling off site, to ensure minimal wastage occurs and unnecessary landfill.
- Concrete and brick material to be recycled.
- Waste generated from food scraps and general waste from workers to be stored in separate receptacles and removed from site on a regular basis.
- All bins / skips removed from site once full on a regular basis.
- All bins / skips will be appropriately and securely covered or further contained.
- Generated waste to be appropriately sorted, stored and ultimately disposed of without affecting neighbouring properties or existing environment.

To reduce waste sent to landfill by reduction, redirection and management of waste materials. Waste will be avoided through design, reduction, re-using waste both on and off site and to recycle waste on-site through separation and storage processes. Sub-contractors are to be encouraged to minimise packaging brought to the workplace and to re-use off-cuts.

8 Temporary Structures (Site Office and Amenity)

The site office is located within the site and is adjacent to Hislop Road. It is accessible from the contractors parking zone. The site office also allows for the construction workers amenities.

All temporary structures, such as offices, portable toilets and skip bins will be installed within the property boundaries, as per the DA condition (refer Condition 29 of DAP-2023-8).

9 Tree Protection and Environmental Management Plan

Tree protection zones (TPZ) will be created using mesh fence panels around the existing mature trees on both Hislop Road and Groves Avenue, as per the DA condition (refer Condition 28 of DAP-2023-8). The TPZ will remain in place until project completion and will be regularly monitored. Vegetation health will be monitored throughout the project works. Should tree pruning (branch or root) be required to facilitate build activities or for ultimate use of the proposed crossover, any pruning or removal of tree roots are to be coordinated by the City's Parks Department. Should damage occur to existing irrigation, the City of Melville's Parks Department is to be notified immediately (same day), and damaged irrigation to be reinstated to the City's specifications and their satisfactions.

Items 5, 6 and 7 above encompass our Environmental Management Plan. Other considerations to Environmental Management are as follows.

- Dewatering is not anticipated to be a requirement of construction. The Perth Groundwater Atlas (2004) indicates the groundwater level at the site to be approximately RL 1 (AHD). Current surface levels across the site vary from approximately RL 3 to RL 4. Therefore, groundwater may be in the region of 2 m to 3 m below current surface levels.
- The site is predominantly mapped as no risk for acid sulphate soils, there is a small portion within the northeast corner of the site which is mapped as moderate to high risk of acid sulphate soils, however this is located within building setback areas and will not be adversely affected throughout construction works.
- The site is not registered as a contaminated site.
- All hazardous materials will be stored within lockable site storage locations. Emergency spill kits will be available onsite.
- Due to the separation between the development and the Swan River System, the construction activities will not impose an environmental threat.
- All stormwater will be contained onsite during the construction programme.

10 Dilapidation Report

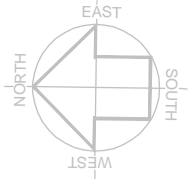
A dilapidation survey has been conducted for the City of Melville's assets within the road reserves of Groves Avenue and Hislop Road, as per the requirements of LPP 1.22. This dilapidation survey and report which captures nearby roads, paving, kerbs and trees / vegetation has been provided to the City for their records and information. A dilapidation survey has been offered to the adjacent properties through a letter drop notifying residents of the offer. Dilapidation surveys will be carried out with all respondents, and we will make all attempts to ensure dilapidation surveys are carried out (i.e. numerous letter drops, etc.). All letter drops, inspections, and reporting will be captured within a dilapidation survey tracking spreadsheet which will be progressively made available to the City of Melville.

11 Complaints Management Plan

All complaints will be reported in the first instance to the Site Manager (or elevated to the Project Manager where required) and will be documented using the complaint record form. Following complaints, the cause will be identified, and work practices modified or re-scheduled to reduce or eliminate the risk of future events. All complaints shall be recorded in the Complaints Register, refer Annexure B – Complaints Register.

As noted previously, contact details for the designated Site Manager will be clearly stated on the main site signage.

Annexure A – Site Plan and Works Zone

 LOT 68 905m ²	
SERVICE INFORMATION	
AREA	ESTABLISHED
SEWERAGE	YES DEPTH 1.94
WATER	YES PRELIMINARY
ELECTRICITY	YES UG
TELECOM	YES
GAS	YES
DRAFTED	DF SURVEYORS
SERVICE LEGEND	
SURVEY	
✱	DATUM
○PF	PEG FOUND
○PG	PEG GONE
SEWERAGE	
○	SEW SEWER MANHOLE
○IO	INSPECTION OPENING
○IS	INSPECTION SHAFT
WATER	
○M	WATER METER
○H	HYDRANT
○F	FLUSH POINT
○V	STOP VALVE
ELECTRICAL	
○DD	POWER DOME/PILLAR
○P	POWER POLE
○L	LAMP POST
○C	CONSUMER POLE
○A	STAY WIRE ANCHOR
STORMWATER	
○	STORMWATER MANHOLE
□	GRATE
□	SIDE ENTRY PIT
GAS	
○G	GAS METER
○S	SERVICE VALVE
TELECOM	
○	COMMUNICATION PIT
SEWER CONNECTION POSITION	
APPROXIMATE ONLY	
SEW INV. 1.48	
UP. 0.00	
DEPTH. 1.94	

PLOT RATIO CALCULATIONS

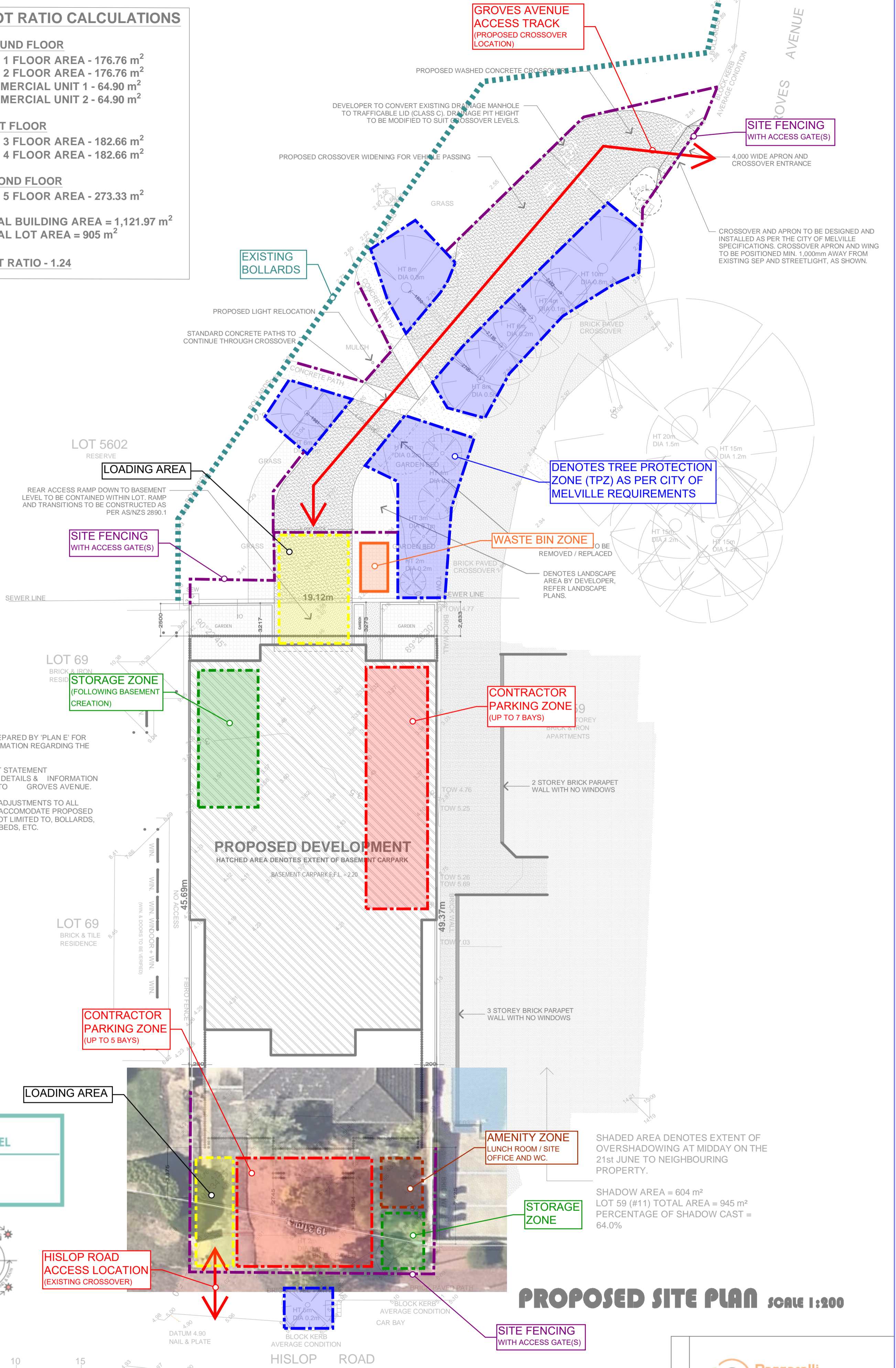
GROUND FLOOR
 UNIT 1 FLOOR AREA - 176.76 m²
 UNIT 2 FLOOR AREA - 176.76 m²
 COMMERCIAL UNIT 1 - 64.90 m²
 COMMERCIAL UNIT 2 - 64.90 m²

FIRST FLOOR
 UNIT 3 FLOOR AREA - 182.66 m²
 UNIT 4 FLOOR AREA - 182.66 m²

SECOND FLOOR
 UNIT 5 FLOOR AREA - 273.33 m²

TOTAL BUILDING AREA = 1,121.97 m²
TOTAL LOT AREA = 905 m²

PLOT RATIO - 1.24



- NOTES:**
- REFER TO LANDSCAPE PLAN PREPARED BY 'PLAN E' FOR LANDSCAPE DETAILS AND INFORMATION REGARDING THE REAR LANDSCAPING PROPOSAL.
 - REFER ALSO TO TRAFFIC IMPACT STATEMENT PREPARED BY 'TRANSORE' FOR DETAILS & INFORMATION REGARDING THE REAR ACCESS TO GROVES AVENUE.
 - DEVELOPER RESPONSIBLE FOR ADJUSTMENTS TO ALL EXISTING INFRASTRUCTURE TO ACCOMMODATE PROPOSED CROSSOVER, INCLUDING, BUT NOT LIMITED TO, BOLLARDS, IRRIGATION, LIGHTING, GARDEN BEDS, ETC.

DEVELOPMENT ASSESSMENT PANEL

APPROVED

01-May-2024



CLIENT: Western Corporate	
ADDRESS: LOT 68 (#13) HISLOP ROAD, ATTADALE	
PLAN: P8609	CITY: CITY OF MELVILLE
DATE: 22/06/2023	JOB REFERENCE: DP23114
H. Grid: LOCAL	Local level: A.H.D. value SEWER M/H Distance derived from: A0752 from Datum to: 55.89m
V. Datum: AHD	A.H.D. level: 3.42
VERSION	DATE
	DESCRIPTION
	APPROVED BY

DEVELOPED

TOWN PLANNING | SURVEYING | PROPERTY
 A/1/294-296 ROKEBY ROAD, SUBIACO WA 6008
 P/ (08) 6119 9175
 E/ projects@dvlpd.com.au
 W/ www.developedproperty.com.au

- IMPORTANT NOTES:**
- The information on this drawing is current at the date of survey.
 - All services are to be confirmed with relevant authorities. This includes without limitation: Sewerage / Water / Drainage / Electrical / Gas & Communications.
 - Further Limitations / Interests / Encumbrances / Notifications may be listed on the Certificate of Title.
 - Original lot dimensions taken from Landgate Survey Plans.
 - Boundary Re-establishment Survey required to confirm lot boundary position and dimensions.
 - The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval.
 - Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and final field survey.
 - This plan is for the purpose of application and in no way represents WAPC conditional approval.
 - Developed Property does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose.
 - Permission is required from Developed Property for the reproduction or copying of this plan.

PROPOSED SITE PLAN SCALE 1:200

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9 Montgomery Way MALAGA
WESTERN AUSTRALIA 6060
Telephone 0417 797 760
Email jpassarelli@gmail.com

CLIENT: Western Corporate	JOB NO: 23-025
ADDRESS: Lot 68 (#13) Hislop Road, Attadale	SHEET NO: 1 of 9
DATE: 30/10/2023	STAGE: CONCEPT 4
DATE: 04/02/2024	D.A. SUBMISSION

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. REFER ENGINEER'S DRAWINGS FOR STRUCTURAL AND CONCRETE WORK. CONSTRUCTION DETAILS MAY VARY ON SITE AT THE BUILDERS OR OWNER'S DISCRETION.

PROPOSED OVERFLOW PARKING MAP

Roads

-  Freeway/Highway
-  Minor Road

Foreshore Area (Hurst Road), Approx 8 Vehicles. (500m)

Site Area



Annexure B – Complaints Register

