



# CONSTRUCTION MANAGEMENT PLAN

20 ARKWELL ST, WILLAGEE

Proposed Single Storey 4 Dwellings

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## 1. Overview

The intent of this Construction Management Plan (CMP) is to outline our approach to this project. Key elements of the plan include site management, stakeholder & complaints management, environmental management, site storage, cranes and materials handling. These include:

- Introduction & site appreciation
- Construction requirements & management
- Site security & Safety
- Stakeholder & complaints management
- Environmental Considerations
- Site amenities, site storage & associated facilities
- Materials handling, crane & site deliveries
- Construction traffic and pedestrian management
- Waste management

## 2. Site Appreciation

Bluecrest Construction has been contracted to construct a 4unit single storey residential development at 20 Arkwell Street, Willagee & consists of the following works:

- Clearing and leveling the site
- Installing temporary utilities and facilities
- Stormwater and other underground facilities
- Excavation and grading for foundations
- Pouring concrete for footings & slab
- Brickwork
- Timber Structure for the roof
- Roof cover
- Plastering & Ceilings
- Cabinetry
- Installing doors & windows
- Electrical, plumbing, and other services
- Tiling& floor coverings
- Painting
- Landscaping and final site cleanup
- Ongoing inspections and quality checks
- Ensuring safety measures are followed throughout the construction process

### 3. Project Details

- 1) Address- 20 Arkwell St, Willagee
  - a) Construction of 4 single storey dwellings as per the DA approved plan
  - b) Demolition has been already carried out by registered demolition contractor. Site is just a vacant land at this stage.

### 4. Contact Details of Personnel

- Keyur Patel: Director & Project Manager – [keyur@bluecrestcon.com.au](mailto:keyur@bluecrestcon.com.au), M- 0433 526 429
- Urvish Chodvadiya: Site Supervisor – [projects@bluecrestcon.com.au](mailto:projects@bluecrestcon.com.au), M – 0404 544 773

### 5. Construction Working Hours

The working hours shall be as follows: -

- Monday to Saturday: 7.00am to 7.00pm
- No work to be carried out on Sundays or any public holidays.

### 6. Stakeholder & Complaints Management

Bluecrest Construction policy is to liaise with all neighbours regarding the proposed works, works schedule & any critical issues such as fence removals etc. to minimise any inconveniences. Dust & Noise management to be a priority. All noisy machine works to be carried out after 9.00 am whilst the neighbours are at work.

To minimise effects on neighbours, neighbouring residents and property owners shall be notified in writing before the works commencement, if any construction activity has a major impact on them.

The letter would contain approximate details of the intended work, the duration of the activities & information regarding any access interruptions and details of whom to contact with questions regarding the work. Any complaints will be dealt with promptly and resolved to the satisfaction of all parties.

This project does not involve any considerable interruptions and inconvenience to pedestrians and motorists as all works are required to be carried out within the lot boundaries. All worksite personnel parking shall be within the site or nearest public carpark.

All neighbours will be provided with Bluecrest site supervisor contact details. Site sign board will have this information nominated on them.

## 7. Site Establishment, Facilities & Traffic Management

Prior to commencement of any work on site

- All existing services shall be located, identified (BYD Australia), isolated, protected, diverted or removed as required.
- Site amenities and parking shall be provided for subcontractors. The facilities are positioned clear of all permanent works, such that they can remain in place until project completion. Refer attached marking plans showing amenities and delivery locations
- Establish connection from the existing services will be completed to service the temporary site facilities required for the construction of the Project.
- Temporary electrical distribution boards shall be provided throughout the construction site to ensure adequate coverage for power and temporary lighting.
- Small size vibrators and vertical ramming vibrators to be used to minimise the vibrations. Vibrating equipment are to be always kept adequately away from the neighbouring properties.
- Verge trees shall be protected via fencing & signage as marked on the attached site plan to the CMP & Council TPZ policy. The tree shall be always protected from construction works. Bluecrest shall be monitoring the health of the tree, watering particularly during the summer months & mulching if required.
- Neighbouring properties are substantially away from the proposed dwellings footprint and hence, no dilapidation report required
- Only photographs will be taken prior removal of the fence etc. so that neighbouring side paving/pathways can be reinstated as per the original condition upon completion of works
- Temporary fencing will be provided with all neighbours and front of the property with appropriate shed cloth.

Following site facilities to be provided (Refer attached markup):

- Chemical Toilet
- Laydown area for bins and material

The Construction Traffic Management:

- Vehicular and truck access via site entry gate

- Entrance to the Construction site and laydown area will be via the Main access road. Temporary gate will be provided on future proposed driveway.
- All subcontractors and delivery drivers shall be informed in advance with delivery and site access plan.
- Install adequate signage.
- Prevent any traffic congestion on surrounding roads due to construction.
- Coordinate road traffic with construction traffic.
- Hand STOP signs to be kept available on site to manage site traffic while entering and exiting the site.
- All construction activities to be planned in a way that minimum workers are on site at a time. No two construction activities will be carried out simultaneously to avoid acceding too many people on site. Maximum 4 workers are expected on site for any construction activities.

## 8. Materials Storage and Waste Management

This will be achieved by following action:

- Unloading and storage of general materials and equipment on site shall be limited to designated areas (Refer attached sketch)
- All site deliveries will be coordinated through the Site supervisor who will liaise with sub-contractors for any disruptive deliveries
- All site deliveries to be arranged during working hours
- Minimum delivery time shall be spent on site. Deliveries to be staggered in small lots as necessary.
- Provide skip bins as required on site.
- The immediate area around the bin will always be kept clean of any rubbish debris
- All subcontractors are expected to progressively clean-up work areas as needed into bins provided by Bluecrest Construction.
- Each area is to be left clean and tidy at the end of each working day.
- Bluecrest will also inspect the site regularly and remove debris, as required.
- Site bin shall be changed regularly.
- The verge & foot path shall not be used for storage of materials. Any damages due to delivery & construction vehicles shall be reinstated to the previous condition.
- No site office is required as all management works will be handled from Builder's Malaga office

## 9. Dust Management

This will be achieved by combination of dust control procedures including but not limited to:

- All personnel will be briefed prior to works commencing on the importance of minimizing the generation of dust.
- Use wet cutting where applicable or collect dust by vacuum/dust bag.
- Frequent waste removal and site cleaning at work area
- Responding to all dust-related complaints immediately.
- Minimizing dust generating activities during the works
- Wetting Down of external Access Track
- Water spray application while activities like Earthwork is in progress
- Shed cloth installation to the neighbouring temp fence to protect them from dust

## 10. Noise Management

Works will only be carried out during approved building license times which we envisage to be 7am to 7pm from Monday to Saturday. Works are not to be carried on Sunday or public holidays unless approved by the council.

- All equipment will be inspected prior to being mobilized to site to ensure it is fully functional and that equipment is operating to the original specifications.
- Bluecrest Construction will ensure that sub-contractors are taking all reasonable steps to use the quietest possible equipment for tasks that could be reasonably suspected of producing excess noise.
- All personnel will be briefed prior to works commencing on the importance of minimizing noise and encouraged to used noise making major equipment after 9 am
- All operators will be briefed to ensure that they are conversant with the protocols in regard to noise and that they are competent in the use of equipment.
- Use of appropriate PPE for the task.

## 11. Cranes

- No crane usage is required on this site as majority of roof beams are designed in timber LVL. Other steel lintels and small beam will be manually handled

## 12. Site Safety & Security

Safety on site is a top priority for Bluecrest Construction. The following measures are in place to ensure a safe and secure work environment:

- All contractors must complete the Bluecrest Construction Induction before commencing any activity on site.
- All personnel entering the site must wear steel-capped boots, hard hats, and high-visibility vests.
- This requirement will be clearly indicated on site signage.
- All personnel entering the site will be informed of the Muster Point location for emergency evacuation. Muster point to be on front verge and sign to be erected.
- All staff and contractors must review and sign the Job Hazard Analysis (JHA) and Safe Work Method Statements (SWMS) relevant to their tasks. This ensures individuals stop, assess risks, and make necessary adjustments to minimize hazards, ensuring a safe work environment.
- Prestart Meetings will be held daily to ensure all parties are informed of the day's activities. These meetings will also address Health and Safety, Environmental concerns, Security, and any other relevant issues.

Site Security Measures:

- Access to the site will be restricted by using site fencing.
- At the end of each workday, the site will be secured, ensuring that fences are in place and all gates are locked to prevent public access.
- Clear access to the front footpath will always be maintained to allow safe passage for pedestrians around the site.

Bluecrest to ensure that the verge is always clean from any debris.

## 13. Managing footpath, verge, roads and City Infrastructure

- As mentioned in above CMP
  - Road, footpath & Verge will be kept clear of all obstructions and free of any debris all times
  - Upon completion of the project Bluecrest Construction will reinstate footpath, verge, Kerb etc. to its original condition as per the Council guidelines. Accredited sub-contractors to be used for this purpose.

## 14. Other environmental issue- management

- Dewatering – No water to be extracted from ground as water tables are quite low and most of the ground works will be carried out in summer
- Stormwater management – Stormwater should be kept on site and prevented from running outside the site area. As necessary, water channels will be diverted to soakwells installed on site during the ground works.
- Material recovery- Material quantities to be taken by professional peoples to minimise any wastage. Any left-over material to be shifted to the other constructions site. Where possible, reusable materials to be reused. Material wastage to be kept minimum to achieve state target of material recovery.
- No hazardous or dangerous materials will be kept on site as there is no specific use on this site.

## 15. Compliance

Bluecrest is aware that it is their responsibility to adhere to the CMP as outlined on a day-to-day basis whilst the construction is in progress. The CMP becomes a part of the Building Permit documents once issued by the City of Melville.

Note- Marked site plan part of this CMP