


CONSTRUCTION MANAGEMENT PLAN [CMP]



PYRAMID CONSTRUCTIONS (WA) PTY LTD.

PROJECT NAME: Helm Apartments

PROJECT ADDRESS: 25 The Esplanade, Mount Pleasant

CLIENT: 

LOCAL GOVERNMENT: City of Melville

PROJECT NUMBER: 2007

This CMP is a simplified publishable version of Pyramid's Project Management Plan

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1 General

1.1 Purpose of the Construction Management Plan

To outline the Project, Scope and the Impact of Activities related to the Construction of Helm Apartments by Pyramid Constructions (WA) Pty Ltd (Pyramid).

1.2 Project Description

Located at 25 The Esplanade Mount Pleasant [cnr of Helm Street], Helm Apartments comprises of 12 Apartments over 4 Levels, a Roof Terrace and an underground Basement Carpark.

The structure consists of concrete footings, Loadbearing & Perimeter retaining Piling, concrete slabs, concrete columns and Versaloc blockwork / AFS panel in-situ walls tied into suspended slabs to all levels.

The Roof of the building consists mainly of a (a) Colourbond 'sheeted' Concrete Roof System and (b) a Tiled Concrete Roof Terrace.

Roof Plant will be screened.

Partition walls are also constructed throughout to make up non-load bearing internal walls.

A high level of 'finishes' including Cabinetworks, Stone Tops, Ceramic Tiles, Plumbing Fixtures and Appliances have been specified throughout internally and externally as applicable.

Externally, the building consists of various finishes including rendered blockwork, Glass Balustrading, Stone Cladding, Screens and wall fixed Artwork.

Soft and Hard Landscaping on the Project has been designed by Plan E, a Landscaping Architect.

Materials handling on-site will be mainly via a tower crane during construction of the structure.

1.3 Project duration

March 2022 to June 2024

2 Project Team

2.1 Project Management Team and Contact Details

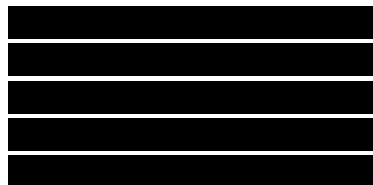
Project Manager:

Site Manager:

Contracts Administrator:

Site Supervisor:

Compliance Manager:



3 Construction Management

Pyramid's Construction Management Plan (CMP) describes the activities that affect Authorities, Neighbouring Properties, Traffic and the Public relating to this Project. A Project Management Plan (PMP) is in place at the commencement of the construction, which is part of the company's Integrated Management System (IMS) which further focuses on WHS, Environmental and Quality in detail.

3.1 Work Health Safety Management

3.1.1 Subcontractor Coordination

Pyramid Subcontractors abide by the requirements of the CMP and PMP, both on and off the site. This includes parking, working hours, noise, traffic and any interaction with the Public.

3.1.2 WHS and Workforce Behaviour

Pyramid's Health Safety Quality Environment (HSQE) system is accredited to the 3 ISO standards 9001, 14001 and 45001, which assists Pyramid's Management to ensure all works are carried out in a safe, planned, systematic manner, enabling formal recording of incidents, breaches of Health Safety Environment rules and Western Australian Safety Regulations and put into effect appropriate corrective actions.

3.1.3 Site Inductions

The Pyramid online site induction and site introduction, outlines to all staff, visitors and contractors the behavioural requirements whilst on site, to which noncompliance will not be tolerated and may result in removal from site.

3.1.4 Housekeeping and Cleanliness

Housekeeping is an extension of every activity on the project. Good housekeeping practices contribute to the prevention of injuries and have a positive impact on overall project health safety environment outcomes. Personnel undertaking works shall be responsible for ensuring that work areas within their control are maintained in a tidy and safe manner and that materials and equipment not in use are neatly stored and clear of access ways. This also included the street frontage, main entrance(s) and thoroughfare of the site.

Skip bins or arrangement for waste removal is provided and maintained (emptied as required) in all work areas. Waste removal shall be coordinated by Pyramid personnel.

3.1.5 Fire Management, Evacuation and Muster Point

The Project Management Plan will be developed by the Project Management Team and will include details for the management of the following:

- Evacuation procedures;
- Roles and Responsibilities;
- Contact Details;
- Potential Fire Hazards and Fire Prevention measures; and
- Fire Fighting Equipment.

Pyramid and Subcontractor personnel are responsible for maintaining safe access, egress and workspace in all work areas. Access, egress and workspace provisions are considered in all SWMS or equivalent developed for work tasks being performed at the project and for emergency egress, e.g. stretcher use. Emergency evacuation etc. Access and egress shall be appropriate to each given situation and shall be maintained free from hazards that may cause slips, trips or falls.

Access to construction site, other than visitors, is restricted to those personnel who have completed the Pyramid online site induction.

The muster points, escape routes and emergency exits will be developed and endorsed by the Project Management Team. The plan will detail the muster points and emergency exits and be communicated through the site induction system and displayed on notice boards.

3.1.6 Access and Egress

Site access routes, fence locations, project offices and amenities are detailed on the Site Establishment Plan. First aid, security, administration and induction facilities will also be located within the site office.

Access for deliveries of Site Plant & Materials are to occur in the approved load/unloading zones or laydown areas shown in Appendix A – Site Establishment Plan [ie: via Helm Street].

3.2 Environmental Management

3.2.1 Waste Management and Rubbish removal

Pyramid will ensure rubbish is regularly picked up from site. We will have a number of skip bins on site at any one time strategically located around the site. All rubbish bins shall be located inside the property boundary and no bins will be placed on the surrounding verge (without approval).

Pyramid understand the importance of keeping the construction area free of debris and will ensure no loose materials/rubbish is blown off site and into surrounding properties by tying down materials or covering bins as required.

Pyramid maintains a clean and organized job site at all times which helps avoid unnecessary hazards on the job site as well as allowing workers to be more productive. This allows workers to devote more time and energy on the task on hand. Pyramid require all subcontractors to continually clean-up as they are working.

Pyramid employ full time labour to ensure the site, lunchrooms, site offices and amenities are kept clean and safe, but it is also the responsibility of the trades people and subcontractors to clean up as they go, to create a safe workplace

Rubbish will be placed in proper rubbish bins immediately which eliminates the possibility of rubbish being blown around the site and surrounding area environment.

3.2.2 Paint and Concrete washout

Washout stations are set up on site for paint and tile glue equipment clean-up to minimise the effect on the environment and reduce water use.

Concrete washout is dumped on plastic sheet with bunded edges or metal trays and once the waste is hard enough, put in the skip bin for recycling.

3.2.3 Dewatering and Stormwater

Dewatering works is necessary for this project. A Dewatering Management Plan has been implemented, and measures put in place.

Pyramid, has also implemented a stormwater management plan. Project Storm Water Management Plan also detailing how Storm Water is managed during the life of the Apartment Building.

During construction, Stormwater management will be continually monitored and will consist of:

- Temporary and/or Permanent connections to permanent retention cells/structures
- Pumps and piping of stormwater to established stormwater systems.
- Temporary downpipes / guttering
- Council approvals prior to utilisation of local Council stormwater system

The Upper Levels [ie: Ground to Roof Level], any stormwater will be contained within the Site by utilising the permanent Basement Retention Tanks and the Stormwater Cell Infiltration System.

3.2.4 Contaminated Soil

Where existing contaminated soil is known to be on site, a specific management plan is to be developed to meet Council and the EPA guidelines. Where contaminated soils are found during construction, work is to cease, an assessment made, and a management plan developed or amended.

3.2.5 Habitat (fauna and flora)

Where identified, areas of environmental sensitivity shall be identified and shall be protected from potential environmental impacts associated with construction activities. These may include:

- Areas of flora or single trees to be preserved;
- Protected and endangered fauna habitats or species;
- Aboriginal or European heritage to be preserved; and
- Waterways or other wetlands.

3.3 Company Policies

Pyramid maintain formal Policies for Safety, Quality, Environment, Smoking and Harassment

3.4 Complaint Management

Pyramid take any external complaint seriously and use a formal system to manage and close-out a complaint from the public, neighbours and authorities.

3.5 Public Safety

The safety of the general public is maintained at all times, especially when the project is unattended. Other aspects of this CMP, also outline processes to maintain Public safety.

3.6 Site Establishment Planning

3.6.1 Site Office, Facilities, Amenities, Site Fence, Site Signage etc.

Please refer to Appendix A for the Helm Apartment Site Establishment Plan

3.6.2 Security and Lighting

After hours the site is monitored by a comprehensive security system of cameras, lighting and sirens to minimise theft and maximise site safety overnight.

3.6.3 Storage

Pyramid propose to areas within the Site Fence for site laydown and storage of materials. No materials will be stored outside of the boundary [but subject to Council approved Verge Permits] so as not to promote theft or other security issues.

Once the basement construction is complete it will also be feasible to utilise the available area for any materials that would benefit from being stored under cover.

3.7 Operating hours

7.00am to 5.30pm Monday to Friday

7.00am to 4.30pm Saturday

Outside those hours by special arrangement with Council and Neighbours.

3.8 Traffic and Access Management

3.8.1 Access Routes

Site access routes, fence locations, project offices, amenities are detailed on the Site Establishment Plan (in Appendix A). Access ways will be established and maintained to provide access to working areas, and accommodation and amenities. Site access will be managed in accordance with the approved Traffic Management Plan. Once established, the access routes will require minimal ongoing modification. Pyramid propose all construction traffic will enter and exit from Helm Street.

Pyramid will be mindful that Helm Street is a shared access route and will work with the neighbouring properties to ensure traffic and deliveries are co-ordinated safely at all times to ensure Helm Street is available for all parties involved to use.

3.8.2 Parking

Construction parking will be in authorised designated locations. The quantity of parking requirements will vary across the time period or the various stages of the works.

To minimise parking requirements during construction, generally Contractors & Visitors will be encouraged to catch public transport to and from the site and/or carpool with fellow workers.

Pyramid will provide adequate secured on-site storage for subcontractor tools/equipment to further encourage car pooling and use of public transport.

3.8.3 Site Deliveries

Pyramid will utilise an 'as required' delivery methodology across the site, to ensure deliveries are managed to cause as little disruption as possible. Deliveries will be via Helm Street with delivery trucks to follow the traffic management plan [TMP]. On-site deliveries times will be mainly between the hours of 7.30am and 2pm however all deliveries will be only permitted within the Building Licence approved working hours for the Site.

3.8.4 Road Closures

Pyramid hope to be able to carry out the majority of this project without the need for road closures, however, we anticipate that there are several major activities which may require the closure of Helm Street directly in front of the site. These activities include:

- Mobilisation and Demobilisation of tower cranes
- Large concrete pours
- Lifting of Structural Steel, Roof sheeting and Reinforcement

The Traffic Management Plan will include information to be used wherever these road closures occur and Pyramid will ensure that there is always a safe alternative route for traffic and/or pedestrians when required. All relevant and required permits will be submitted before any road closures occur.

3.8.5 Protection of Road Surfaces & Council Assets

Pyramid appreciate the need to keep the roads around the construction area in a trafficable condition and acknowledge that wherever roads and paving are subjected to stresses and damage during construction, they will be repaired/replaced and made good before handover.

3.8.6 Pedestrian Routes

The footpath across the Eastern Part of the site will remain open to pedestrians. [ie: no Gantry is required to facilitate constriction. Traffic Management and associated signage will be utilized so as to ensure the safety of the public at all times.

3.9 Site Cranage

Pyramid propose to use a Tower crane for this apartment project, to be installed in the lift shaft footing. The crane will be erected to a suitable freestanding height with jib length to allow complete coverage of the site.

Crane loads will be manoeuvred round the site whilst not slewing loads over adjacent sites. Limiters will also be used on the tower crane to prevent oversailing when required to ensure loads are kept within the site boundary.

3.10 Dust Management

The extensive civil works to the site will require dust management procedures to be employed, these include:

- Monitoring of dust;
- Continual application of water during civil works; and
- Application of spray on mulches as required

Pyramid will ensure dust levels are kept to a minimum during Construction so as not to adversely impact the site, residents and visitors to neighbouring properties

3.11 Vibration Control

The construction works will require some vibrating machinery, however the impact it causes can be kept to a minimum using the following methods:

- Implementation of effective vibration monitoring to keep levels of vibration within acceptable limits
- Building design to be managed so as to reduce the need to operate percussive and vibrating machinery

- Ensure all staff are correctly trained and aware of current vibration levels to be adhered to

3.12 Noise Management

Whilst normal building work noise is unavoidable, Pyramid will endeavour to keep all such noises to a minimum during construction. The potential impact of noisy works on the nearby area will be mitigated by measures such as;

- Strict adherence to any hours of operation imposed by local government or other conditions including deliveries and commencement of daily work routines
- Procurement of plant and equipment, which does not adversely impact on noise levels.
- Encapsulation or isolation of fixed plant and equipment
- The identification of noisy work areas with warning signage
- Scheduling deliveries within working hours

3.13 Neighbouring Properties

3.13.1 Dilapidation Reporting

Dilapidation surveys to the surrounding buildings are carried out by a 3rd party professional prior to commencement of works.

3.13.2 Adjoining Residents and Businesses

Pyramid are highly experienced in the construction of projects within well-established residential areas. Careful consideration of the local residents and businesses is essential and some of the following control measures assists in the management of this;

- Letter drops informing of large concrete pours/ extensive deliveries/road closures/early working hours – please see picture below for coverage area and refer to attachment 7 for a template letter used in these circumstances
- Limiting deliveries to outside of peak hours
- Dilapidation surveys to the surrounding buildings prior to commencement of works
- Deliveries/traffic management, consider the traffic movements of the residents and other traffic
- Keeping the surrounding street scape clean, this includes daily monitoring of cleaning requirements as necessary, street sweeping of the street frontage/spills etc
- Contractors' car parking considerations, i.e. encouraging contractors to park in public areas, requesting not to park directly in front of residential entrances
- Statutory advertising in the form of notices will be required as an additional means to inform the public of disruptions relating to construction

3.14 Use of Drones

Where Pyramid uses Drone technologies, it aims to comply at all times with all applicable laws and safety regulations and at the same time as ensuring Pyramid meets its social and ethical responsibilities.

Pyramid may use drone technology for the following purposes:

- Site inspections;
- Construction progress updates and assessments;
- Site surveys; and
- Marketing material.

3.15 Demolition and Asbestos Removal

Where a Demolition Contractor is appointed by Pyramid, a specific Risk Management Plan/SWMS is required for the works, with consideration of the following;

- Notification of proposed demolition or asbestos removal work to WorkSafe of the equivalent Regulatory Authority
- Emergency procedures are established
- Services search conducted
- Protection, isolation and diversion of services implemented
- Protection and isolation of the work area
- Dilapidation report finalised and issued
- Temporary works design finalised, where required
- 'Licensed' demolition contractor details
- 'Licensed' asbestos removal contractor details
- All work carried out shall be in accordance with the Code of Practice for the safe removal of Asbestos, AS 2601 The Demolition of Structures and legislative requirements
- Records of disposal of prescribed waste, e.g. asbestos, to be retained on the project file i.e. records detailing the quantity and confirmation of the disposal destination for prescribed waste removal

3.16 Services and Utilities

Prior to the commencement of any work at the project, a services search will be carried out to identify all underground and overhead services that may be affected by the works.

3.16.1 Underground Services

Services shall be located and identified prior to excavation, piling, boring and trenching operations or work where stakes or star pickets are driven into the ground. A Dial before your Dig has been carried out to determine the position of existing services. The Dial before you Dig indicate Telstra, NBNco, Nextgen NCC, Western Power, Vocus Communications, Atco Gas and Water Corporation services are located on the site.

Thereafter, the location of new services laid shall be updated on "As Constructed Drawings"

3.16.2 Overhead Wires

Distance of plant operations from overhead wires (OHW) on the project shall be in accordance with the distances specified by the service/utility owner, State or regional legislative requirements or the Local Authority. As a rule of thumb, no part

of any person, plant (e.g. cranes, elevated work platforms, concrete boom pumps or other) or materials with the potential to impact OHW shall encroach within:

- 3 metres of power pole(s), wires and its conductors, or
- 6 metres of any high voltage electricity, power poles, wires and its conductors

In all cases safe distances from OHW should consider sag and sway of overhead conductors due to hot or windy weather.

Note: Tiger tails DO NOT provide protection from electrical hazards against contact by cranes, mobile plant, tools or materials. They SHOULD NOT be regarded as providing protection from electrical hazards and they DO NOT protect people from the risk of electrocution or electric shock.

3.16.3 Protection of Council Assets

Pyramid will, as noted throughout the CMP, protect Council Assets outside the site boundary such as;

- Kerb and gutter
- Street trees
- Stormwater and other underground services
- Road surface
- Street signage

4 Appendices

Appendix A

[REDACTED]
[REDACTED]
[REDACTED]

Material on Verge Permit – refer separate Application with
CoM Site Layout (referenced under Section 3.6)




[REDACTED]
[REDACTED]

SITE LAYOUT AND EMERGENCY INFORMATION



SITE DETAILS	
Site Manager	Robert Woods
Mobile Number	0424 728 442
SITE FIRST AIDERS	
NAME	MOBILE NUMBER
Robert Woods	0424 728 442
Dillon Gazzone	0437 462 704
Davide Donati	0438 445 833
EMERGENCY CONTACT NUMBERS	
Alinta Gas	131 352
Ambulance	000
Fire	000
Police	000
Poisons Information	131 126
Water Corp	131 375
Western Power	131 351
Worksafe	9327 8777
Emergency Calls: Be Prepared to Say	
1. Your Name	
2. Nature of the Emergency	
3. Nature of Injury or Type of Incident	
4. Address of Site	
Local Hospital: Fiona Stanly Hospital, 11 Robin Warren Dr. Murdoch.	
Medical Centre: Reynolds Rd. Medical Centre, Level 1/39 Reynolds Rd. Mount Pleasant.	


Emergency Exit

MAP LEGEND	
Muster Point Location	
Extinguisher Location	
First-Aid Kit Location	

5 Document Revisions

2	230323	Approved for City of Melville Publication	CM	CM	CM
1	160323	DRAFT – Revised for Council Publication	CM	CM	CM
O	210812	For Use as base template plan	CM	CM	CM
A	210801	For Review – New document	CM	CM	CM
Rev	Date	Description	Prepared	Checked	Approved

Initial preparation of Project specific CMP and subsequent review/amendment

Status	Date:	Description	Prepared By:	Review By:	Approved By:
Revision 0 (original)	19/11/21	BL	PM	CM	CM
Revision 1 (BL Issue)	03/02/22	BL	PM	CM	CM
Revision 2 (Publishable issue)	23/03/23	Publication Issue	PM	CM	CM

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