



Construction Management Plan

Bible Presbyterian Church of WA

27 Ullapool Road Mount Pleasant



To be read in conjunction with provided traffic management plan, swept path analysis and site plan showing working layout of the project

Fairlake Investments t/a Bill Pitt and Sons Builders ABN 97 073 194 279
PO Box 676 Morley WA 6943
admin@billpittandsons.com.au Ph 9473 0057 MBL 0403 062 275



PROJECT OVERVIEW

Owner and Client	Bible Presbyterian Church of WA.
Description of Works	Alterations and Additions to existing church buildings and new carpark and associated works.
Site Address	27 Ullapool Road Mount Pleasant.
Site Contact Details	Ben Pitt 0403 062 275 Keith Mercer 0438 771 915
Head Contractor	Fairlake Investments t/a Bill Pitt and Sons
Architect	Calvin Koh Architects (Aus) Pty Ltd ph 9227 1692
Building Surveyor	BCA Consultants (WA) Pty Ltd 0418 849 982

Fairlake Investments t/a Bill Pitt and Sons Builders ABN 97 073 194 279
PO Box 676 Morley WA 6943
admin@billpittandsons.com.au Ph 9473 0057 MBL 0403 062 275



Project Team

The following are the point of contact for this project

The Contact details for the building contractor will be included on the project signage in a prominent location out the front of the project, as required by legislation.

Building Contractor	Ben Pitt	0403 062 275	bdpitt@bigpond.net.au
Site Supervisor	Keith Mercer	0438 771 915	mercerkeith975@gmail.com

Roles and Responsibilities

The building contractor holds the overall responsibility for all aspects of the project including but not limited to organizing contractors, safety, cost control and planning. The role also includes liaising with the client and neighbours informing them of ongoing possible impacts of the project.

The site supervisor holds the responsibility of supporting the building contractor and dealing directly with employees of contractors on a day-to-day basis as well as ensuring policy and procedures are carried out in compliance with the contractors' policies and safe work management system.

Fairlake Investments t/a Bill Pitt and Sons Builders ABN 97 073 194 279
PO Box 676 Morley WA 6943
admin@billpittandsons.com.au Ph 9473 0057 MBL 0403 062 275



Construction Works

Project Overview

This project consists of the following works

- Demolition of existing dwelling and surrounding areas.
- Construction of new carpark in place of existing dwelling.
- Construction of ramps, bin store, gates and ramps in the above area
- Removal of existing carpark
- Construction of new worship hall and associated rooms
- Construction of new entry statement
- Renovation of existing toilet block
- Renovation of first floor classrooms
- General associated works as noted on the plans

OPERATING HOURS

Site operations will be in accordance with the local authority requirements, being Monday to Saturday 0700 – 1800.

No works are to take place on Sundays or Public Holidays.

No Construction works are to take place outside these hours

PRELIMINARY PROGRAM

The project is proposed to be completed in continuous stepped stages in order to be able to allow the church to safely and continuously maintain access and make use of the existing buildings and facilities.

To achieve this the first stage of the project will involve the demolition of the existing dwelling to 27 Ullapool Road Mount Pleasant and associated areas. Following this the new carpark and associated works (i.e. bin store, carport, privacy screens, ramps and fencing) will be completed. The existing carpark to the north of the church is to remain untouched and in continuous use until the new carpark ready for the churches use.

On the completion of the works above, the removal of the existing carpark will take place and the main construction works will take place.

Fairlake Investments t/a Bill Pitt and Sons Builders ABN 97 073 194 279
PO Box 676 Morley WA 6943
admin@billpittandsons.com.au Ph 9473 0057 MBL 0403 062 275



The site will be completely fenced off during the construction works, existing trees will be protected as required.

During the upgrade of the toilet block sanitary facilities will be provided for the continuous use of the church members.

Parking of the contractors will be on site in one of the carparks, traffic management will be provided as necessary.

Estimated timings of works

- July August September 2025 Demolition Works to existing dwelling and surrounding areas, including applications, rat baiting, inspections and clearances.
- October November December 2025. New carpark and associated works (i.e. carport, fencing, bin store, access ramps etc.)
- January February 2026 Removal of carpark North of church and earthworks.
- February March April 2026 Foundations/footing/prelays/slab to main building works
- May June 2026 Fabrication and lifting of Concrete Panels
Fabrication of portal frame
- July 2026 Installation of Portal Frame
- August 2026 Roof cover and associated works to comply with sound insulation, electrical pre lay external painting
- September October November 2026 Ceiling Linings, Wall Linings, External claddings, lock up, start painting internal
- December 2026 January 2027 Joinery, tiling, Painting
- February March 2027 Painting final fit off Hand over

Site Parking, Delivery times and Access.

Access will be available for contractors and employees Monday to Friday between the hours of 0700 – 1800. Saturday access will be provided as required at the discretion of the site supervisor.

Deliveries are to take place Monday to Friday between the hours of 0700 – 1800

A dedicated spotter is required when construction vehicles are entering or exiting the car parks.

Deliveries are to take place on site in one of the two carparks as there will be sufficient space on site.

The site supervisor is to coordinate and manage all deliveries.

Fairlake Investments t/a Bill Pitt and Sons Builders ABN 97 073 194 279
PO Box 676 Morley WA 6943
admin@billpittandsons.com.au Ph 9473 0057 MBL 0403 062 275



Parking for contractors will be supplied on site in one of two locations.

During the first stage of the project parking is to be provided in the churches existing carpark to the North of the existing Building.

During the second stage of the project parking is to be provided in the church's new carpark to the south of the existing building.

Pedestrian, Public Safety, Amenities and Site Security

The existing Footpath will remain unobstructed to provide safe and continuous pedestrian access.

A dedicated spotter is to be provided when construction vehicles are leaving or entering the work site.

No part of the verge is to be used for storage of materials.

Site will be secured by fencing, with ongoing maintenance provided as required. The fencing and designated work area will be positioned at least 1 metre from the footpath to maintain a safe separation between construction activities and pedestrians.

With ongoing maintenance provided as required.

Appropriate construction safety signage will be displayed as required.

Builders sign will be provided as is required with appropriate contact details as per legislation.

Traffic management will be provided as required.

The type of works that are being undertaken, it is expected that there will be little to no impact on neighbours or the general public.

Existing Building Structure and Vegetation Protection

Existing street trees and vegetation will be isolated and fenced as required

Neighboring properties will be contacted and at the neighbour's discretion an inspection from a third-party building inspector will be provided.

If any damage takes place to existing infrastructure, it will be made safe and repaired in a timely matter.

Fairlake Investments t/a Bill Pitt and Sons Builders ABN 97 073 194 279
PO Box 676 Morley WA 6943
admin@billpittandsons.com.au Ph 9473 0057 MBL 0403 062 275



Site Amenities

Appropriate facilities will be provided by the builder. These includes Toilets, lunch room, parking and storage facilities as shown on the site plan.

Storage of Materials and Plant.

All materials and plant are to be stored within the boundaries of the property. The verge is not to be used for any storage at all.

Material and plant will be kept neatly and maintained in designated areas nominated by the site supervisor throughout the works as shown on the site plan.

Waste Management Plan.

All waste will be stored appropriately on site in waste bins and skips provided by a registered waste contractor and removed on a regular basis. Covers will be provided as necessary to stop items being blown from bins.

The site will be regularly kept clean as part of Bill Pitt and Sons ongoing housekeeping and safe work management system.

Construction materials will be kept in designated areas and stockpiled neatly ready for use.

Storm Water, Groundwater and Sediment Control.

All Stormwater and sediment are to be contained on site using existing or new soak wells during construction. At the completion of the project soak wells are to be cleaned and materials disposed of as not to affect future performance of stormwater system.

Ground water is not anticipated to be an issue as there are no deep excavations taking place and ground water was not found to be an issue as part of the site survey or site soil analysis.



Noise, vibration and lighting control.

The site supervisor is to ensure that all Noise and Vibration is kept compliant with the WorkSafe Western Australia Commission Code of Practice managing Noise at Workplaces.

This is part of the Bill Pitt and Sons Safety management system and a copy is available on site as part of it.

Temporary lighting is to be installed as necessary internally only. As no works are to be performed outside of daylight hours no temporary external lighting is required.

Traffic Management

Please refer to traffic Management plan included as part of this application.

Air and Dust Management

Practical methods for dust suppression are to be maintained on site by all employees and contractors under the direct supervision of the site manager. This includes the using of water to control dust during all stages of construction as necessary.

It should be noted that all works are to comply with the requirements of the EPA with reference to the DEC, A guideline for managing the impact of dust and associated contaminants from land development sites, contaminated site, remediation and other related activities. <https://www.wa.gov.au/system/files/2023-03/Guideline-for-managing-impacts-of-dust.pdf>

Communication Protocols and key contacts

Bill Pitt and Sons Builders are the head Contractor and will engage sub-contractors to complete the works.

Bill Pitt and Sons will ensure that all contractors comply with this construction management plan by including all requirements during the site induction in compliance with the Bill Pitt and Sons Safety Management System.



Neighborhood Impact

Bill Pitt and sons aim is to minimize the impact as much as possible on neighbours surrounding the project. This will involve consulting with neighbours regarding key aspects of the program, not working out side of the designated hours, using equipment that will keep noise and vibration and dust to a minimum etc.

A dilapidation report from an independent third-party building inspector will be offered to complete an inspection for the neighbours of their property prior to the commencing of construction works.

Construction Vehicle Movements

Bill Pitt and Sons will liaise as necessary with other project managers and site supervisors of adjacent works to prevent conflicts between projects and minimize inconvenience to road users.

Verge Trees

Verge Trees are to be protected at all times. If large machinery is required to access site during the development and trees require pruning, we will contact the City's Arb team or the Parks and Environment Manager to arrange an inspection and subsequent works.

Quality Assurance.

Bill Pitt and Sons prides ourselves on our reputation to provide a positive experience for our clients and the general public.

We achieve this through

- Clear communication with clients, relative authorities and the general public
- Strong commitment to Safety
- Complete all projects to a high standard of quality
- Produce works on budget and in a timely matter.
- Long-term on-going relationships with sub-contractors.
- Honesty, Respect, Teamwork and Integrity.

Fairlake Investments t/a Bill Pitt and Sons Builders ABN 97 073 194 279
PO Box 676 Morley WA 6943
admin@billpittandsons.com.au Ph 9473 0057 MBL 0403 062 275