CONSTRUCTION MANAGEMENT PLAN

31 Reynolds Road, Applecross

7 Double Storey Unit Development

BUILDER'S DETAILS:

- Apex Building (Aus) Pty Ltd
- Registration No: BC104174

PROJECT SITE ADDRESS:

- Lot 206, 31 Reynolds Road, Applecross

PROJECT DETAILS

- WAPC No: TBA
- DA Approval: DA-2024-210
- Project No: 31RR

BUILDER/ SITE MANAGER DETAILS:

- Company: Apex Building (Aus) Pty Ltd
- First Name: Tony
- Last Name: De Coppi
- Business Address: 6/184 Raleigh St, Carlisle WA 6101
- Contact No: 0447 141 305
- Email: tony@apexbuilding.com.au

Contents

1. PROJECT OVERVIEW

The construction of the project will take place at 31 Reynolds Road, Applecross, and will comprise eight double storey townhouses. A&C Development 2 (Aus) Pty Ltd, the owner, has enlisted the services of Apex Building (Aus) Pty Ltd for the construction.

This Construction Management Plan serves as a comprehensive document detailing the strategies and procedures that will be employed to oversee construction activities, with the primary objective of minimizing the impact on the environment, surrounding community, and infrastructure.

2. SITE DETAILS

2.1 SITE MAP

The below aerial indicates the location of site. Please see Appendix A – Scaled Site Plan for scaled drawings.

Figure 1: Location of site

2.2 SITE PLAN

All construction activity, including temporary demountables, material storage, scaffolding etc. will be contained within the lot. See Appendix A – Scaled Site Plan for the expected location of features around the site.

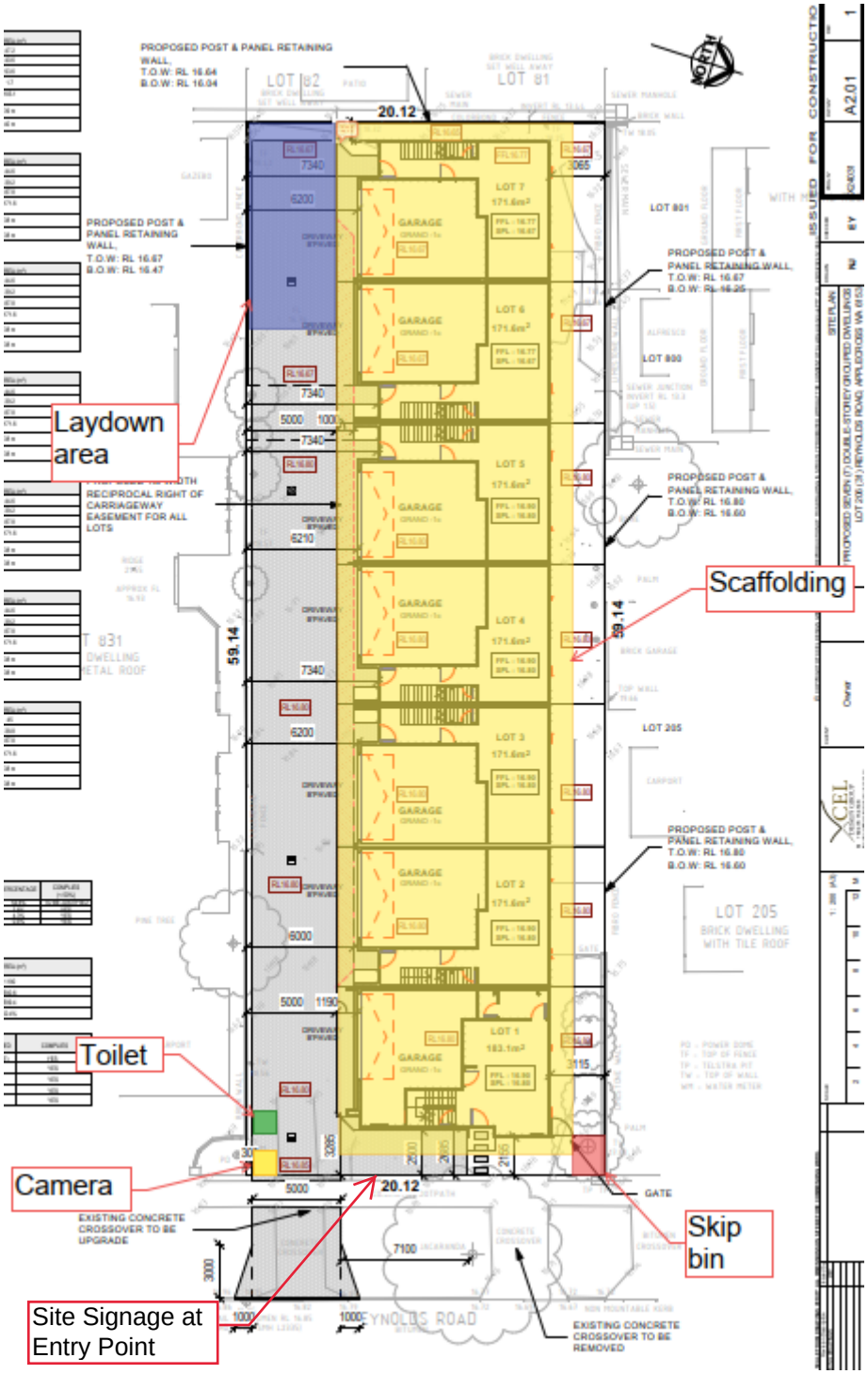


Figure 2: Site plan

Construction signage will be installed at site entry points, displaying project details and safety warnings. Signs must be clear, weather-resistant, and compliant with regulations. They will be maintained throughout the project and removed upon completion.

A sample copy of the site signage as shown below.

3. STAKEHOLDER ENGAGEMENT AND COMPLAINTS MANAGEMENT

3.1 STAKEHOLDER ENGAGEMENT

Prior to construction works commencing, a letter drop will be executed at least 1 week prior to construction works commencing, to residents as per the attached markup. See Appendix B – Letter Drop to Residents for a copy of the letter.

The works will not substantially affect neighbours as all works are contained on the lot and will not generate significant amounts of dust or noise.

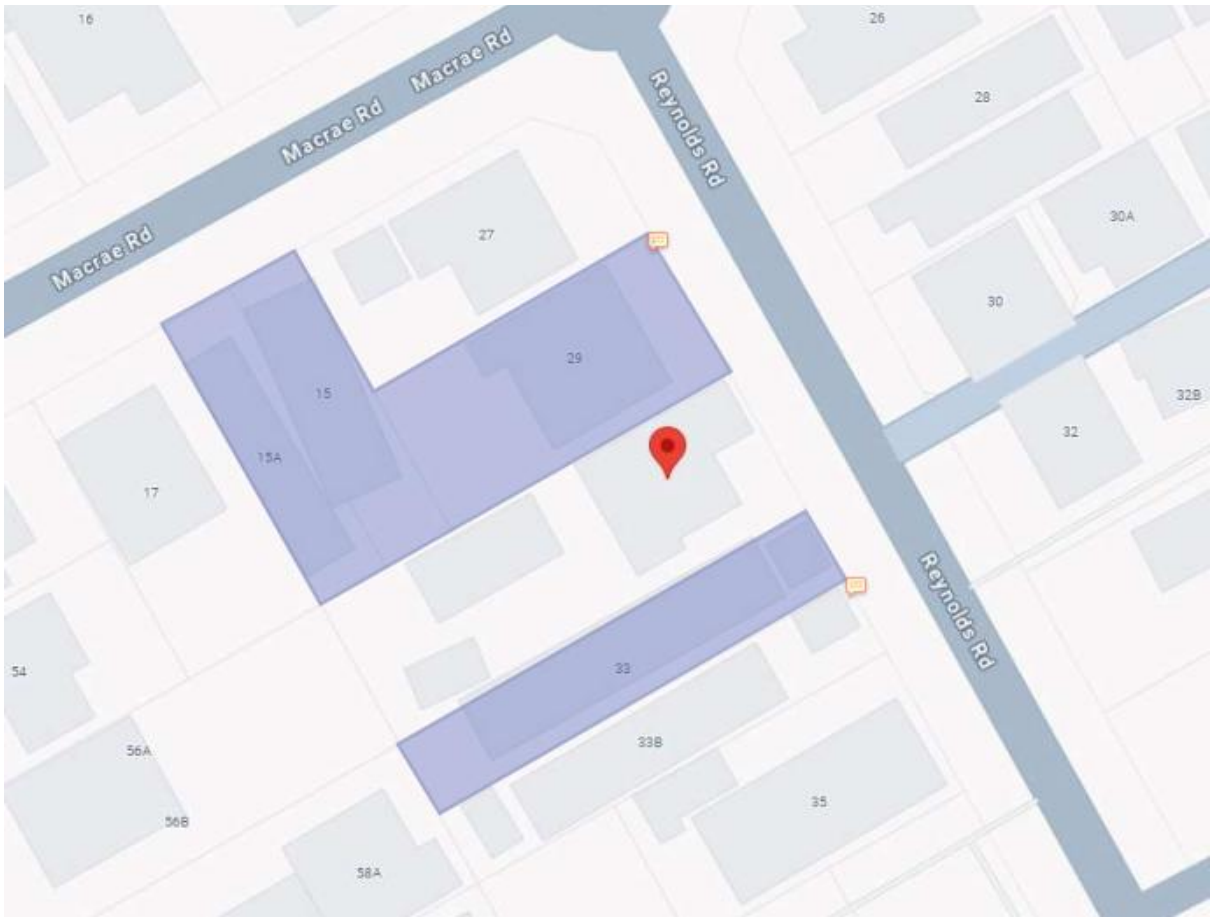


Figure 3: Properties to be notified of imminent building work

3.2 COMPLAINTS

An Incident and Complaints register will be established and maintained. Any incidents of non-compliance with the CMP will be recorded. The register will include a record of when any injuries or complaint happened/received, the nature of the injury/complaint, when it was responded to, by whom and how.

Upon receipt of any complaint related to the works, the complaint will be communicated to the building manager, site supervisor and associated personnel in the office. The complaint will be recorded in the Incidents and Complaints register. The complainant will receive an acknowledgement that the complaint has been received.

An internal investigation will commence into the nature of the complaint with the aim of resolution within 7 days.

The complaint shall be resolved by negotiation including any adjustment to work practices. The negotiation will be conducted by a member of the company and will depend on the nature of the complaint. If the complaint was communicated through the City, the City will be notified of the resolution.

Contact for Complaint and Emergency
Name: Tony De Coppi
Contact no: 0447 141 305
Email: tony@apexbuilding.com.au

4. MANAGING FOOTPATHS, VERGES, ROADS AND CITY INFRASTRUCTURE

4.1 DILAPIDATION REPORT

If required, dilapidation reports will be offered to any properties which share a boundary with the construction work. The offer will be made via letter drop. Please refer to Figure 3 above for details about which residents will be offered a dilapidation assessment, if applicable.

A dilapidation report will also be conducted on city assets which surround the work site.

4.2 TREE PROTECTION

There is an existing tree in the verge which will be protected by setting up a tree protection zone with bunting.

4.3 ROAD AND FOOTPATH OBSTRUCTION

All roads and footpaths will remain open and free from obstruction throughout the duration of construction work.

4.4 PARKING PROVISIONS FOR WORKSITE PERSONNEL

Road base will be installed on the common driveway area prior to the commencement of the construction of the units. As there will only be an average of 2 trades working at the same time at any stage of the construction, it is largely expected that parking will be on-premises. The common driveway is long enough to allow parking space for multiple vehicles at any given time.

4.5 MANAGEMENT OF DELIVERIES

Unloading of deliveries will occur within the site. A maximum of one large delivery will be scheduled per any given day to avoid having clashes between deliveries. Deliveries will not impede on vehicular or pedestrian traffic.

4.6 STRUCTURES WITHIN THE ROAD RESERVE

A permanent crossover is to be constructed as part of the works. The crossover will be constructed near the end of the work, but a temporary crossover in the same location will be constructed at the start of works.

No other structures will be located within the road reserve.

5. ENVIROMENTAL MANAGEMENT

5.1 OPERATING HOURS/ NOISE

The project consists of several units built simultaneously. This is not expected to generate significant amounts of noise, and will be typical of the amount of noise generated when building a standard house. Work will only be undertaken within the time frames specified in the Building Permit, between the hours of 7 am and 7 pm Monday to Saturday.

5.2 CONTROL OF SAND AND DUST

It is not expected that the site will generate large amounts of dust. A hose will be hooked up to the water meter and will be used to wet the site at regular intervals and as required. Concrete slabs are scheduled to be poured fairly early during the works and only a small footprint of the works will remain as sand.

From time to time, dust may build up on footpaths or roads due to winds or construction traffic. Periodically on an ad-hoc basis, a labourer will be directed to sweep sand off affected footpaths, and road sweeping will be organized to be undertaken by an experienced company. Should this prove to be a problematic issue, shade cloth will be erected on temporary fencing to control sand drift while maintaining footpath and road sweeping on an ad-hoc basis. Sprinklers may be installed to regularly wet down problematic areas if deemed required and effective.

5.3 LIGHTING

Works will be undertaken under daylight only, and external lighting will not be required.

5.4 VEHICLE WASH DOWNS

Trucks and light vehicles will be traversing hardstand only and are not expected to require wash downs when departing site.

5.5 CONTROL OF VIBRATION

The vibrations associated with this project will occur only during the sand pad construction phase and will be minimal, similar to those experienced on typical residential construction sites. During this phase, a standard plate compactor or roller in static mode will be used.

5.6 STORMWATER MANAGEMENT

Soakwells will be installed within the lot as one of the first items of work. We will retain all stormwater on site.

5.7 DEWATERING

Dewatering will not be required for the works.

5.8 WASTE MANAGEMENT AND MATERIAL RECOVERY

Any construction waste will be placed into skip bins which get delivered to the tip. Materials are generally manufactured to-size and it is not expected that significant amounts of construction waste will be generated.

5.9 HAZARDOUS MATERIAL MANAGEMENT

No hazardous material is expected to be found on site.

In the event that hazardous material e.g. asbestos is found on site, work will immediately stop and a licensed environmental consultant will be engaged to assess the site. Remediation will be conducted as per the consultant's recommendations. Work will only recommence once the environmental consultant has provided signoff for remediation works.

6 SITE STORAGE AND AMENITIES

No external site storage is planned or required.

7 CRANES

Cranes will be used for this project. Crane usage will be strictly monitored by the site supervisor and will adhere to internal policies. A copy our crane usage policy is included in Appendix C – Crane Usage Policy.

For this project, it is anticipated that a 16T crane will be used. The crane will always be situated within the work site and will not encroach outside the lot. Sequencing of works will commence from the rear of the property, moving forward.

The position of the crane on site is shown below.

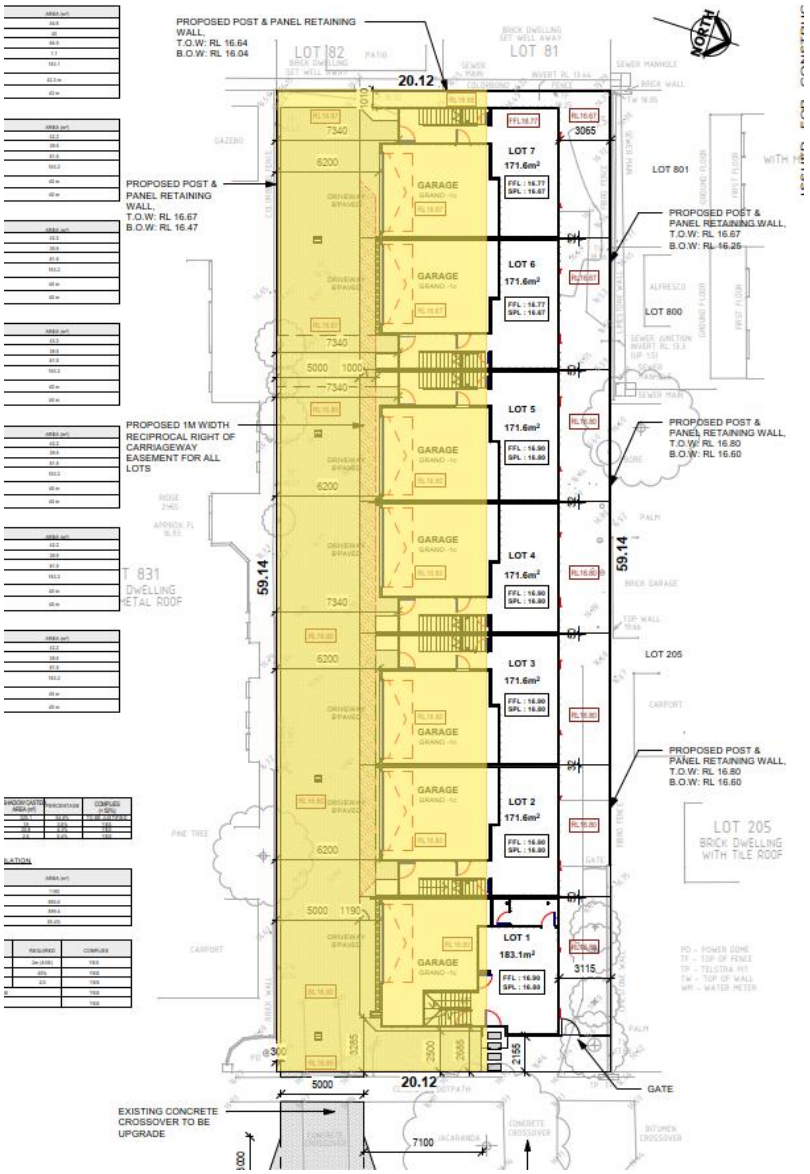


Figure 4: Approximate footprint where crane will sit

8 STAGING OF WORKS

All work will be conducted back-to-back on site from commencement to completion. An approximate works schedule is as follows:

1. Site preparation and tidy up
2. Soakwell installation
3. Services installation
4. Earthworks including building pad preparation
5. Concrete building pad pour
6. Building construction
7. Driveway and crossover construction

Appendix A – Scaled Site Plan

LOT 1 - 140m²	AREA (m²)
INTERNAL (GROUND FLOOR)	44.6
GARAGE	40
INTERNAL (FIRST FLOOR)	84.5
PORCH	1.7
TOTAL AREA	163.1
PERIMETER (GROUND FLOOR)	42.3 m
PERIMETER (FIRST FLOOR)	43 m

LOT 2 - 120 m²	AREA (m²)
INTERNAL (GROUND FLOOR)	42.2
GARAGE	39.5
INTERNAL (FIRST FLOOR)	81.5
TOTAL AREA	163.2
PERIMETER (GROUND FLOOR)	40 m
PERIMETER (FIRST FLOOR)	40 m

LOT 3 - 120 m²	AREA (m²)
INTERNAL (GROUND FLOOR)	42.2
GARAGE	39.5
INTERNAL (FIRST FLOOR)	81.5
TOTAL AREA	163.2
PERIMETER (GROUND FLOOR)	40 m
PERIMETER (FIRST FLOOR)	40 m

LOT 4 - 120 m²	AREA (m²)
INTERNAL (GROUND FLOOR)	42.2
GARAGE	39.5
INTERNAL (FIRST FLOOR)	81.5
TOTAL AREA	163.2
PERIMETER (GROUND FLOOR)	40 m
PERIMETER (FIRST FLOOR)	40 m

LOT 5 - 120 m²	AREA (m²)
INTERNAL (GROUND FLOOR)	42.2
GARAGE	39.5
INTERNAL (FIRST FLOOR)	81.5
TOTAL AREA	163.2
PERIMETER (GROUND FLOOR)	40 m
PERIMETER (FIRST FLOOR)	40 m

LOT 6 - 120 m²	AREA (m²)
INTERNAL (GROUND FLOOR)	42.2
GARAGE	39.5
INTERNAL (FIRST FLOOR)	81.5
TOTAL AREA	163.2
PERIMETER (GROUND FLOOR)	40 m
PERIMETER (FIRST FLOOR)	40 m

LOT 7 - 134 m²	AREA (m²)
INTERNAL (GROUND FLOOR)	42.2
GARAGE	39.5
INTERNAL (FIRST FLOOR)	81.5
TOTAL AREA	163.2
PERIMETER (GROUND FLOOR)	40 m
PERIMETER (FIRST FLOOR)	40 m

OVERSHADOWING

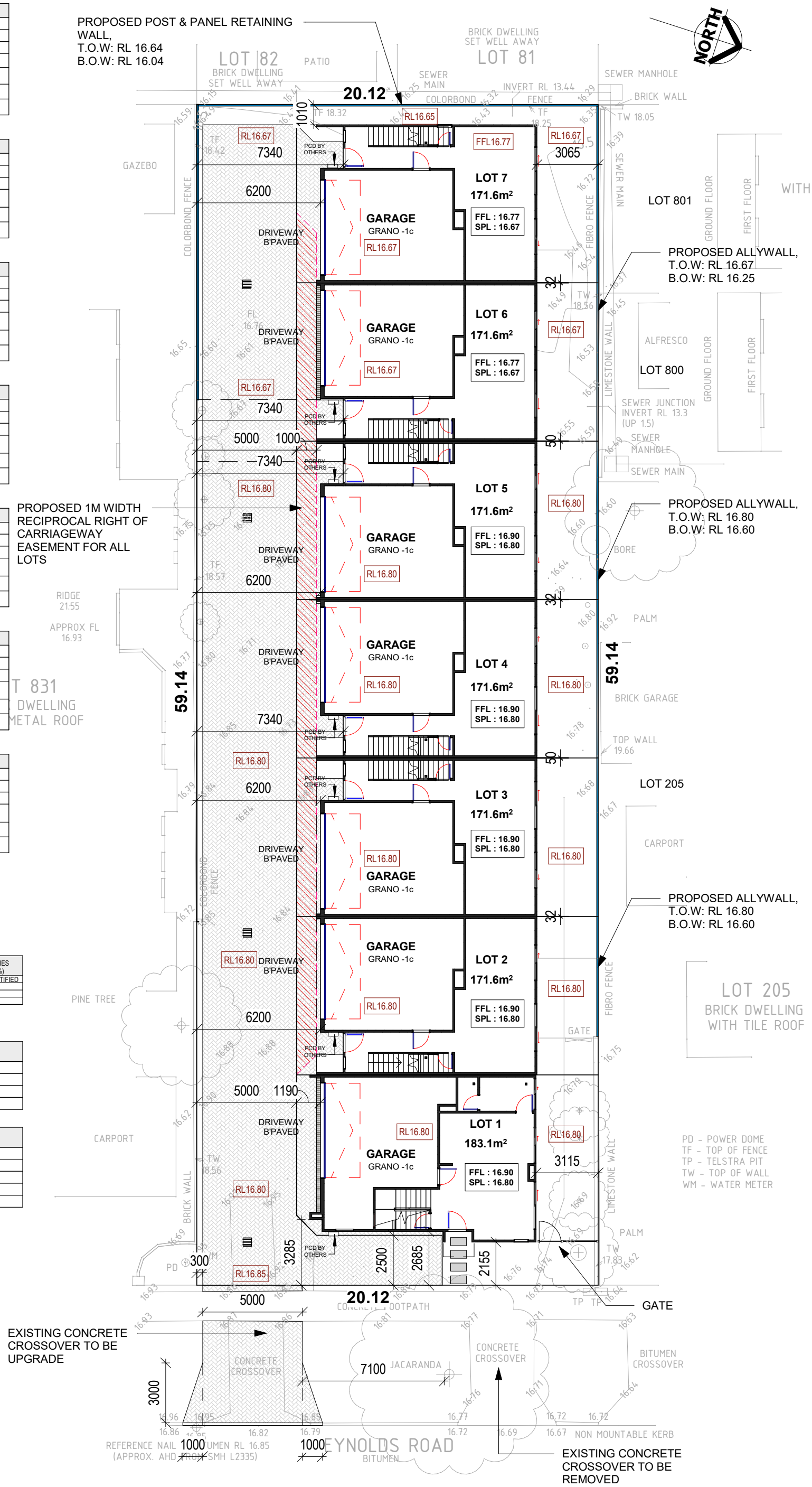
AFFECTED ABUTTING LOT	LOT SIZE (m²)	SHADOW CASTED AREA (m²)	PERCENTAGE	COMPLIES (< 50%)
LOT 831	595 - R60	325.1	54.6%	TO BE JUSTIFIED
LOT 2 (SP 18320)	526 - R60	19	3.6%	YES
LOT 82	595 - R60	25.6	4.3%	YES
LOT 81	595 - R60	2.6	0.4%	YES

OUTDOOR SPACE CALCULATION

	AREA (m²)
TOTAL SITE AREA	1190
PROPOSED SITE COVERAGE	590.6
TOTAL OUTDOOR SPACE	599.4
PERCENTAGE	50.4%

COMPLIANCES

RCODE REQUIREMENTS	REQUIRED	COMPLIES
FRONT SETBACK	2m (AVE)	YES
OPEN SPACE	40%	YES
B'DARY WALL LENGTH	2/3	YES
B'DARY WALL BEHIND SETBACK LINE		YES
OVERLOOKING CONES OF VISION		YES



ISSUED FOR CONSTRUCTION

PROJ N° FX24031 | DWG N° A2.01 | REV 2

CHECKED EY | DRAWN NJ

SITE PLAN

PROJECT PROPOSED SEVEN (7) DOUBLE-STOREY GROUPED DWELLINGS
LOT 206 (31) REYNOLDS ROAD, APPLECROSS WA 6153

CLIENT A&C Development 2 Pty Ltd

XCEL DESIGN GROUP
M +604 78 154 538
E edward@xceldesigngroup.com.au

SCALE 1 : 200 (A3) | M 2 4 6 8 10 12

NOTES: DO NOT SCALE FROM DRAWINGS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

No.	Date	Revision Description	Issued by
1	8/10/2024	WORKING DRAWINGS	WW
2	11/12/2024	WORKING DRAWINGS	MIA

Appendix B – Letter Drop to Residents

12 March 2025

{Address}

Subject: Notice of Building Works at 31 Reynolds Road, Applecross

Dear Neighbour,

Please be informed that building works will be commencing at 31 Reynolds Road, Applecross on {Date of Commencement}. As your house is along a boundary of this property, we wanted to provide you with advance notice and take appropriate measures to ensure the smooth progress of the construction.

We understand that construction projects can sometimes be disruptive, and we are committed to minimizing and inconvenience caused. If you have any concerns or queries, please feel free to reach out to our development manager David at 0414 210 845 and he will endeavour to answer any questions you may have.

Thank you for your understanding and cooperation in this matter. We look forward to working together to ensure a successful and mutually beneficial development process.

Yours sincerely,

Augustine Wong

A&C Development 2 (Aus) Pty Ltd

Appendix C – Crane Usage Policy

This policy outlines the required procedures and safety measures for the use of cranes on construction sites to ensure the protection of workers, equipment, and property. All personnel involved in crane operations must adhere to the guidelines detailed below to maintain a safe working environment.

Crane Selection and Equipment

The type of crane selected for any task must be appropriate for the job and the load requirements. A thorough inspection of the crane and its associated equipment must be conducted before each use to identify and address any potential issues. Only certified and licensed operators are authorized to operate cranes on-site. This ensures that all operators possess the necessary training and qualifications to handle the equipment safely and effectively.

Site Setup

Proper site preparation is critical to safe crane operations. Cranes must be positioned on stable, level ground to prevent tipping or other stability issues. Operators should also ensure that cranes are placed at a safe distance from hazards such as buildings, power lines, and uneven terrain. A designated safety zone around the crane must be established and clearly marked. This exclusion area is intended to prevent unauthorized access and protect workers from potential risks while the crane is in operation.

Lifting Operations

All lifting operations, especially complex ones, require meticulous planning. A detailed lift plan must be prepared, outlining the procedures and load limits. This plan should consider factors such as the weight and size of the load, the crane's capacity, and the environmental conditions.

During lifting operations, a trained and qualified signal person must be assigned to assist the crane operator. This individual will provide clear and accurate guidance to ensure the lift is conducted efficiently and without incident. Communication between the signal person and the operator must be maintained throughout the operation to avoid any misunderstandings or errors.

Safety Requirements

The safety of workers and equipment during crane operations is paramount. Crane usage must be suspended in adverse weather conditions, including strong winds, storms, or heavy rain, as such conditions can compromise the stability and functionality of the crane. Under no circumstances should a crane be loaded beyond its rated capacity, as this significantly increases the risk of equipment failure and accidents.

All personnel working near cranes must wear appropriate personal protective equipment (PPE), including hard hats, high-visibility vests, and safety boots. Additionally, an emergency response plan must be in place to address potential accidents or equipment malfunctions. This plan should include clear procedures for evacuations, medical responses, and incident reporting.

Coordination and Communication

Effective coordination and communication are critical for safe crane operations. Crane activities must be scheduled to avoid conflicts with other tasks on-site, ensuring a clear and unobstructed workspace. Operators and site personnel must establish robust communication protocols, including the use of standardized signals and clear verbal instructions, to minimize the risk of misunderstandings and accidents.