

CONSTRUCTION MANAGEMENT PLAN

33 The Esplanade, Mount Pleasant
2 Grouped Dwelling Development

BUILDER'S DETAILS:

- Ian Collins Homes Pty Ltd
- Registration No: 9958

PROJECT SITE ADDRESS:

- 33 The Esplanade, Mount Pleasant

PROJECT DETAILS

- WAPC No: TBA
- DA Approval: DA-2025-485
- Project No: 68A

BUILDER/ SITE MANAGER DETAILS:

- Company: Ian Collins Homes Pty Ltd
- First Name: Jason
- Last Name: Collins
- Business Address: 18 Henry Lawson Walk, East Perth
- Contact No: 0414 506 566
- Email: jasoncollins@iinet.net.au

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1. PROJECT OVERVIEW

The construction of the project will take place at 33 The Esplanade Mount Pleasant, and will comprise 2 grouped dwelling houses. Collins Property Group (WA) Pty Ltd, the owner, has enlisted the services of Ian Collins Homes Pty Ltd for the construction.

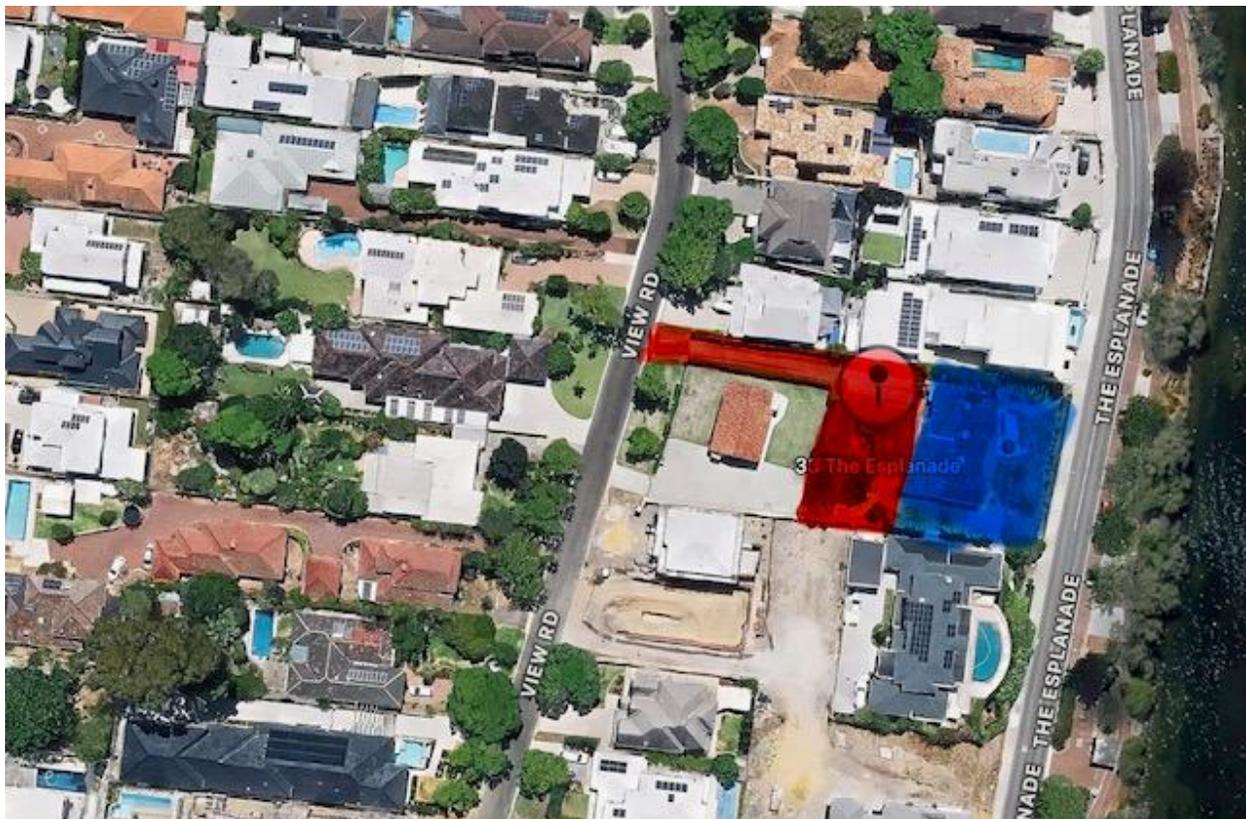
This Construction Management Plan serves as a comprehensive document detailing the strategies and procedures that will be employed to oversee construction activities, with the primary objective of minimizing the impact on the environment, surrounding community, and infrastructure.

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

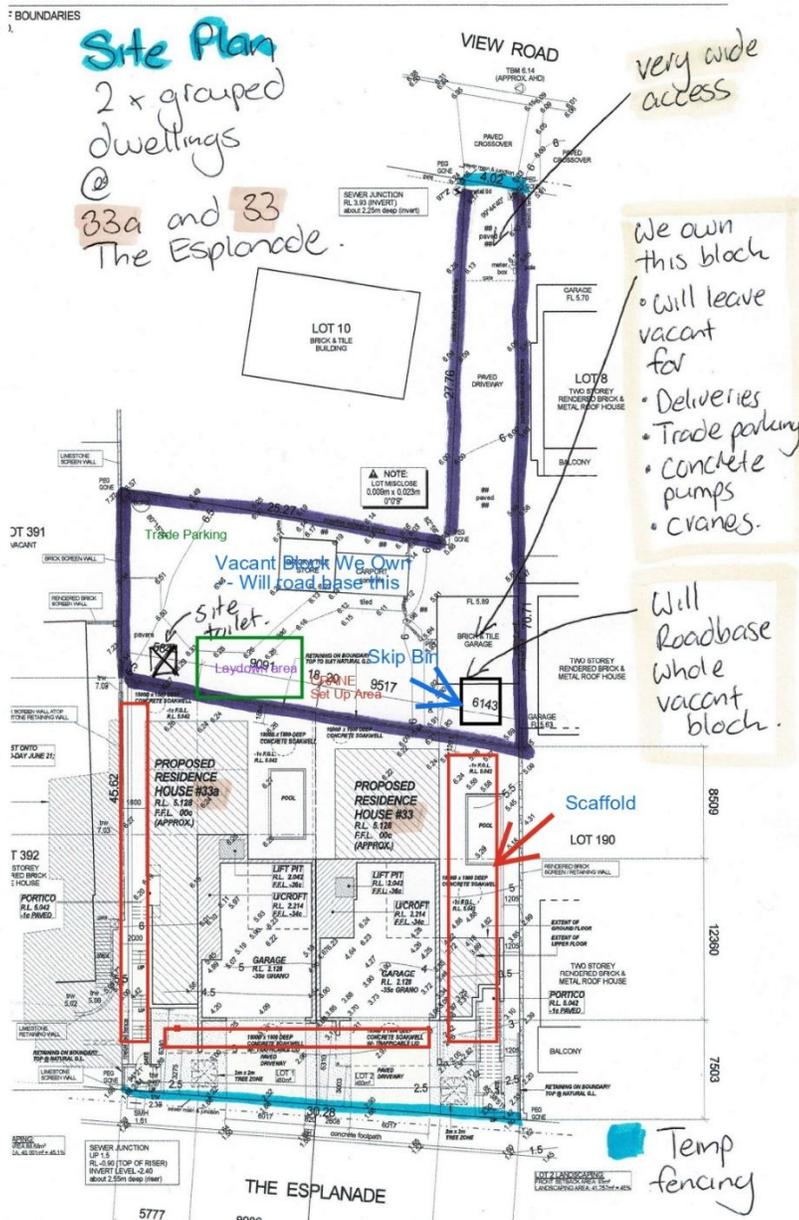


Blue Highlight Area – Site where the 2 grouped dwellings will be constructed

Red Highlight Area – Part of 33 The Esplanade (however we are leaving this area vacant while we build the two grouped dwellings. This will allow amazing access for deliveries, cranes, trade parking etc)

2.2 SITE PLAN

All construction activity, including material storage, scaffolding etc. will be contained within the lot. This is a unique site as we are leaving lot 3 vacant (access from View Street) for the sole purpose to have over 500sqm of vacant land to store material, parking of trades cars, cranes, deliveries, site toilet. We plan to road base this vacant block so we can use and not have any need for traffic management or parking on the road of The Esplanade or View Street. See Appendix A – Scaled Site Plan for the expected location of features around the site.



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.

IAN COLLINS HOMES
Supervising Builders Ian Collins Reg No. 4065
Jason Collins Reg No. 100880

House/Lot No.

WARNING
CONSTRUCTION SITE
NO UNAUTHORISED ENTRY

PERSONAL PROTECTIVE EQUIPMENT MUST BE WORN AS REQUIRED

EMERGENCY CONTACT NUMBERS
AMBULANCE POLICE FIRE SERVICES 000

Your current location is

Local Emergency Centre Local Medical Centre

ALL ELECTRICAL TO BE TAGGED

DEC - FEB MAR - MAY JUN - AUG SEP - NOV

WORKSAFE REGULATIONS TO BE OBSERVED AT ALL TIMES

ALL RUBBISH TO BE PLACED IN SITE BIN

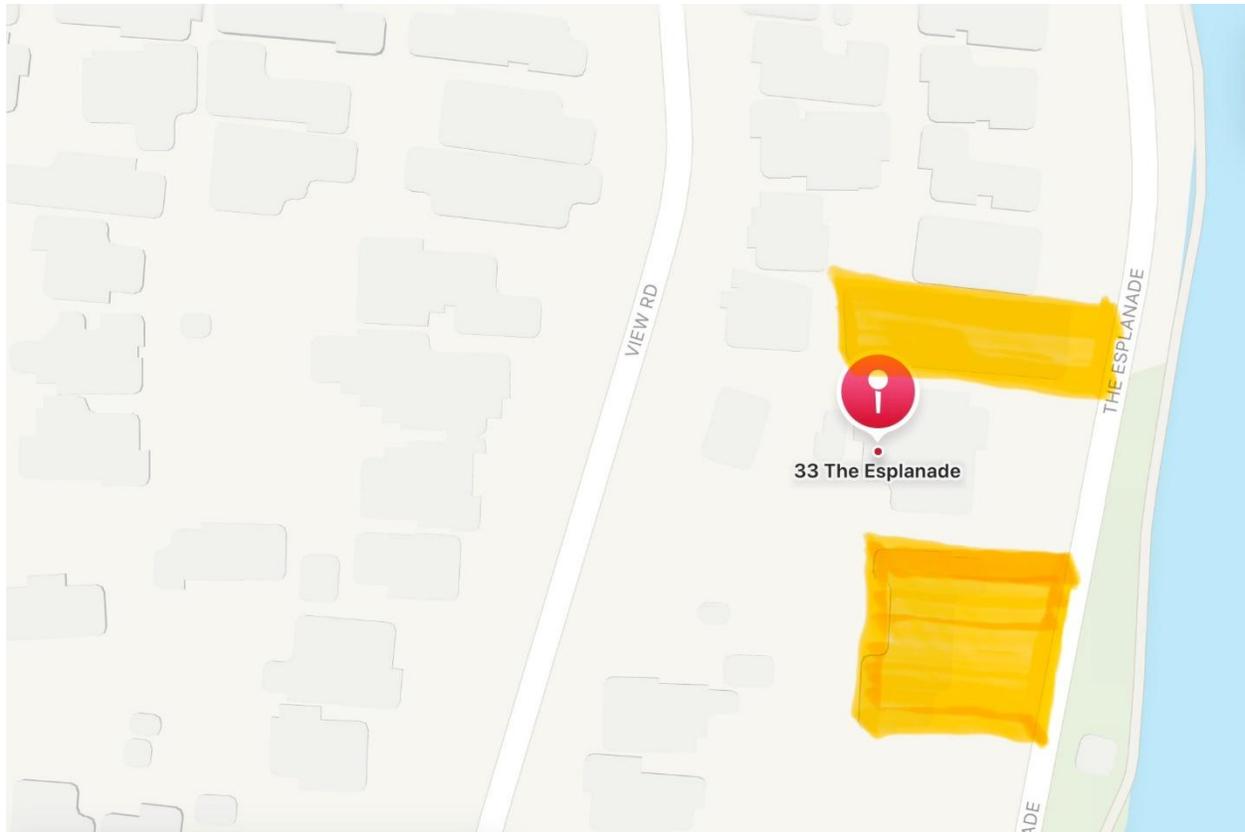
1. No construction on this before 7am or after 7pm. No construction on Sundays or Public Holidays.
2. All persons on site to have valid white/blue card.
3. All persons to follow Work at Heights Safety Requirements.
4. No dogs allowed on site.
5. Power must be isolated before entry into roof space.

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.



Yellow Highlight Area – Houses which we will do the letter drop.

3.2 COMPLAINTS

An Incident and Complaints register will be established and maintained. Any incidents of noncompliance 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: Jason Collins

Contact no: 0414 506 566

Email: jasoncollins@inet.net.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 are no trees in the verge therefore no requirement.

4.3 ROAD AND FOOTPATH OBSTRUCTION

All roads and footpaths will remain open and free from obstruction throughout the duration of construction work. When larger construction vehicles are coming to site, a Work Zone Permit Application will be applied for to allow us to reserve the public on-street parking directly opposite the entrance of the driveway on View Street. This will allow safe and efficient movement of larger construction vehicles to enter and exit the building site. I have spoken to the ranger team at the City of Melville and it cost \$8.50 per day per bay to reserve the on-street parking.

4.4 PARKING PROVISIONS FOR WORKSITE PERSONNEL

Road base will be installed on the common driveway area and the vacant lot we own (lot 3) prior to the commencement of the construction of the houses. 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 and vacant lot 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 vacant site (lot 3). 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

We have kept the existing crossover from View Street to lot 3.
No other structures will be located within the road reserve.

5. ENVIROMENTAL MANAGEMENT

5.1 OPERATING HOURS/ NOISE

The project consists of 2 grouped dwellings 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

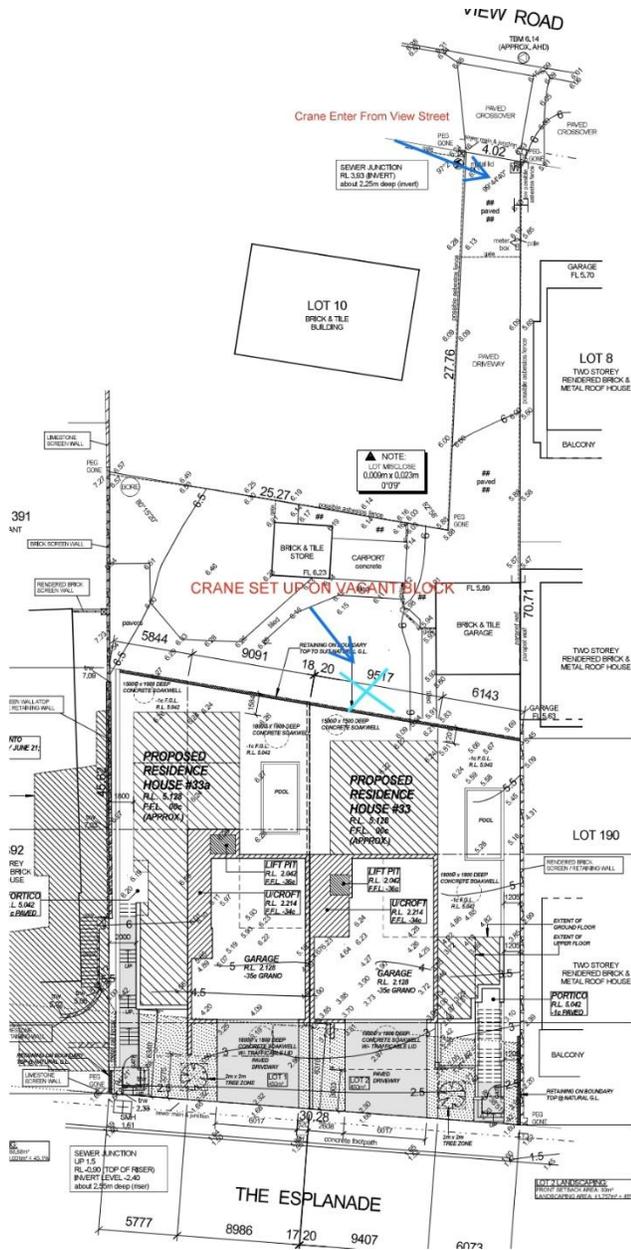
No external site storage is planned or required.

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.



8 STAGING OF WORKS

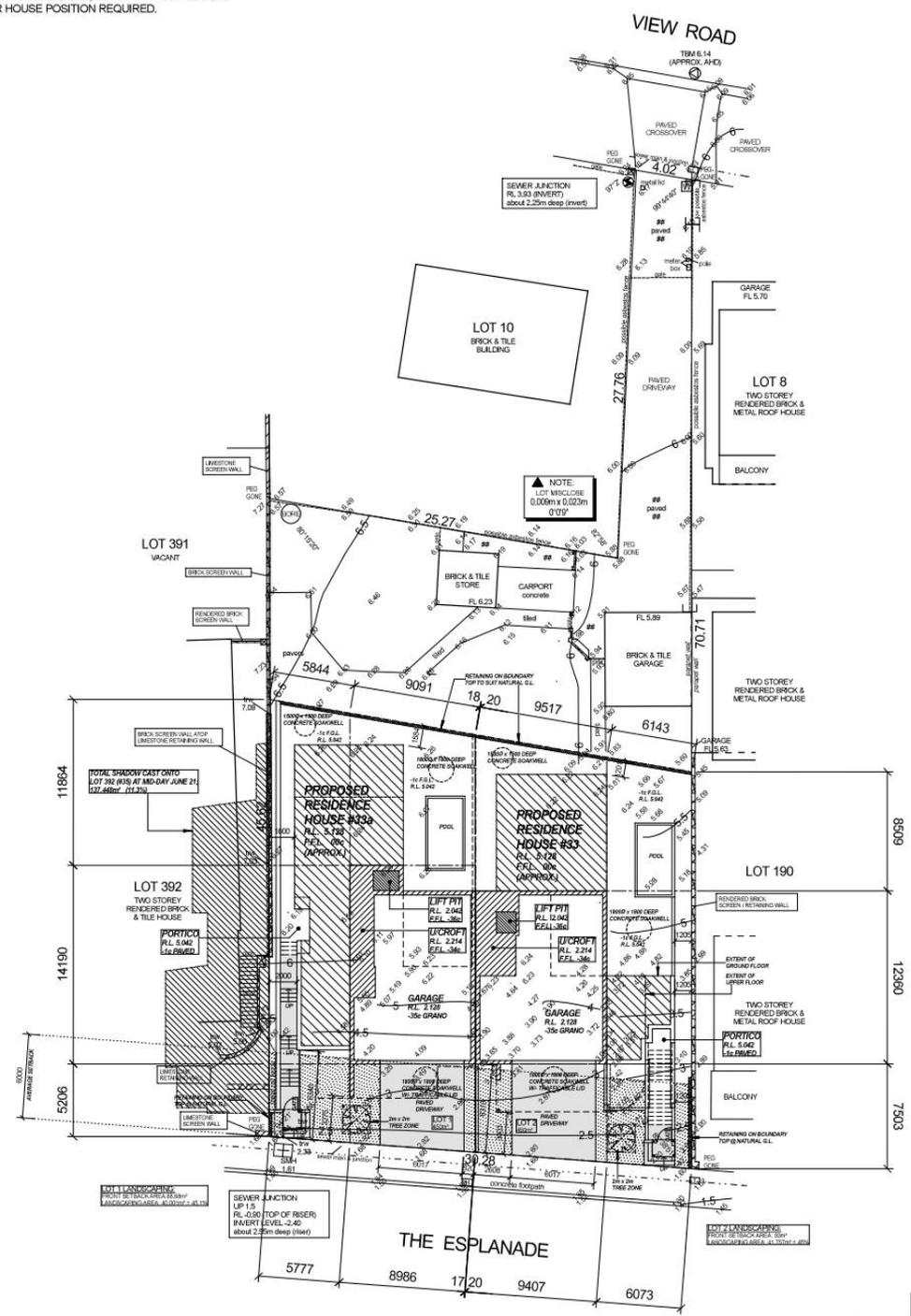
All work will be conducted back-to-back on site from commencement to completion. An approximate works schedule is as follows:

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

NOTE: IF HOUSE REMAINING, SURVEY OF BOUNDARIES FOR HOUSE POSITION REQUIRED.

LOT No: 11
 AREA: 1462m²



REF NO: 73555 FILE NO: 1236 DATE: 10.03.20 DRAWN: AC		R. G. LESTER & ASSOCIATES LICENSED LAND & ENGINEERING SURVEYORS FIRST FLOOR EAST (4 GREENE ROAD) MOUNT PLEASANT VIC 3088 TEL: 9443 5000 admin@rglesterandassociates.com.au		NOTES Block loaded more than 1 Metre from the ocean. This lot may be subject to 100 YEAR FLOOD PLANE.		BUILDER: COLLINS PROPERTY GROUP	
SURVEYOR SITE INSPECTION REPORT		ELECTRICITY: UNDERGROUND		SEWERAGE: YES (SEE THIS PLAN FOR DEPTHS TO JUNCTIONS)		ROAD: BITUMEN	
PHONE: YES		WATER: YES		SEWER: SEMI MOUNTAINABLE (graded)		FOOTPATH: CONCRETE (graded)	
VEGETATION: ESTABLISHED GARDENS, TREES & PALMS		SOIL: SAND, POSSIBLE CLAY		VEGETATION: ESTABLISHED GARDENS, TREES & PALMS		VIEW: REMAIN	
REPAIRS: REQUIRED		REPAIR TYPE: OLD SURVEY AREA		LEGEND		TITLED DETAILS	
date: amendments		21/05/25 PLANNING ISSUE		peter fryer design M 0415 916 580 E peter@peterfryerdesign.com.au P.O. Box 301, Bulweria VIC 3804		LOT NO: 11 CT VOL: 1813	
				RESIDENTIAL BUILDING DESIGN / INTERIORS		DIAGRAM: 35362 FOL: 880 SURVEY JOB NO: 73555	
				Copyright		SITE PLAN SCALE: 1:200	
				CLIENT: COLLINS PROPERTY GROUP		ADDRESS: LOT 11 (#33) THE ESPLANADE MOUNT PLEASANT	
						DRAWN: PUTAYLOR	
						DATE: MAY 2025	
						SHEET 5426: A2	
						SHEET 1 OF 7	

AUSTRALIAN HEIGHT DATUM (AHD)
 DERIVED FROM SEWER MANHOLE
 200MM I.D. LEVEL

Appendix B – Letter Drop to Residents

10 October 2025

{Address}

Subject: Notice of Building Works at 33 The Esplanade, Mount Pleasant

Dear Neighbour,

Please be informed that building works will be commencing at 33 The Esplanade Mount Pleasant 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 site supervisor Jason at 0414 506 566 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,
Ian Collins
Ian Collins Homes 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.