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6 Wren Street, Mt Pleasant WA 6153

CONSTRUCTION MANAGEMENT PLAN

Proposed 7 Residential Dwellings Development

Client - Emergen.Property

Revision - 1A

Prepared For - City of Melville Council - November 2025

CONTENTS

INTRODUCTION	4
EVALUATION CRITERIA	5
EMERGENCY CONTACT AND TRANSPORT DETAILS	5
DEVELOPMENT SNAPSHOT	6
DESCRIPTION OF WORKS	6
SITE ADDRESS.....	6
BUILDER.....	6
RESPONSIBLE ROAD AUTHORITY	6
DEVELOPMENT STAGES & CONSTRUCTION VEHICLES	6
MANAGEMENT STRATEGY.....	6
PROJECT SCHEDULE.....	6
BACKGROUND AND EXISTING CONDITIONS	7
LOCATION AND LAND USE.....	7
SITE DETAILS	10
COMMUNITY CONSULTATION STRATEGY	10
THIRD PARTY CONSULTATION.....	10
SITE FENCING.....	11
MATERIALS & WASTE HANDLING.....	11
CONCRETE HANDLING	11
RUBBISH REMOVAL	11
VERMIN	11
HAZARDOUS MATERIALS MANAGEMENT.....	11
TREE MANAGEMENT.....	11
SEDIMENT CONTROL	12
WASTE MANAGEMENT & DIVERSION FROM LANDFILL.....	12
PERMIT CONDITIONS	13
TRAINING AND INDUCTION	13
DOCUMENTATION AND RECORD KEEPING	13
APPENDIX A: NOISE AND VIBRATION MANAGEMENT PLAN SNAPSHOT	14
APPENDIX B: AIR AND DUST MANAGEMENT PLAN SNAPSHOT	16
APPENDIX C: COMPLAINTS REGISTER	17
APPENDIX D: TRUCK MOVEMENTS	18
APPENDIX E: NEAREST HOSPITAL AND MEDICAL CENTRE	19

FIGURES

FIGURE 1: SUBJECT SITE LOCATION	SOURCE: GOOGLE MAPS	7
FIGURE 2: SUBJECT SITE AERIAL VIEW	SOURCE: GOOGLE MAPS	9
FIGURE 3: SITE PLAN		9

TABLES

TABLE 1: EMERGENCY CONTACT AND TRANSPORT DETAILS	5
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INTRODUCTION

Archer Consultants Pty Ltd was engaged by Emergen.Property to prepare a Construction Management Plan (CMP) for approval of a proposed 7 residential grouped dwellings development at 6 Wren Street, Mt Pleasant WA 6153.

This CMP has been documented to describe how the builder shall implement and conduct its allocated site management responsibilities during each phase of the works at 6 Wren Street, Mt Pleasant (the project).

A fundamental aim of this CMP is to ensure all construction is properly facilitated, integrated, and coordinated so as to deliver certainty to the objectives of the project.

This Plan provides an approach that:

- advises how the project management team will comply with the requirements of the contract relating to the works;
- defines the project objectives and targets of particular relevance to the works;
- describes constraints specific to each phase and the project in general;
- describes the process for the identification and control of risks specific to the works; and
- details the proposed strategy for the works, with particular regard to establishment resourcing, site organisation and demolition and construction controls.

In the course of preparing this CMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

This CMP has been prepared based on the following information:

- Architectural plans provided by Zuideveld Marchant Hur.
- City of Melville Council Guide to preparing a CMP.

EVALUATION CRITERIA

The CMP has been developed in conjunction with the following standards:

- Australian Standard AS1742.3:2009 & 2019 Manual of Uniform Traffic Control Devices - Traffic Control for Works on Roads;
- Traffic Management for Works on Roads Code of Practice – September 2023 (Main Roads WA); and
- Austroads Guides.

It is expected that implementation of signage and all traffic control devices shall be undertaken in accordance with the standards above. The fundamental aim of this plan is to ensure all construction is properly facilitated, integrated and coordinated delivering certainty to the objectives of the project.

EMERGENCY CONTACT AND TRANSPORT DETAILS

Construction Manager/Emergency Contact	John Totaro	0417 076 067
Project Manager	John Totaro	0417 076 067
Emergency Services	(Ambulance, Fire, Police)	000 (112 from mobiles if 000 is unavailable)
EPA – Fuel/Chemical Spills	Pollution Watch Line (24 Hrs)	(08) 6364 7000
Hospital (Appendix E)	St. John of God Murdoch Hospital	(08) 9438 9000
Medical Centre/Doctor (Appendix E)	Reynolds Road 7 Day Medical Centre	(08) 9364 6633
Poison Call Line	(24 Hrs)	13 11 26
Local Power Authority	AGL Perth Energy	Electricity Supply Faults 13 13 51 (Western Power)
Local Gas Authority	AGL Perth Energy	Gas Supply Faults 13 13 52 (ATCO)
Local Water Authority	Water Corporation	General #: 13 13 75 Faults #: 13 36 77
Telstra	WA	13 22 00
Public Transport	Transperth	13 62 13
Local Municipality	City of Melville Council	(08) 9364 0666
Workcover	WorkCover WA	(08) 9388 5555

Table 1: Emergency Contact and Transport Details

DEVELOPMENT SNAPSHOT

Description of Works

The proposed works consist of constructing a 3 storey building consisting of 7 grouped dwellings.

Site Address

6 Wren Street, Mt Pleasant WA 6153.

Builder

JnT Homes
PO Box 51
Hamilton Hill WA 6963
Ph: 0417 076 067 Email: john@jnthomes.com.au

Responsible Road Authority

Wren Street – Local Road (City of Melville Council).

Development Stages & Construction Vehicles

Demolition

- Site Establishment – 2 weeks – Skid Steer Loaders, Tip Trucks, Compactors.
- Site Works & Demolition - 2 weeks - Skid Steer Loaders, Tip Trucks, Compactors.

Construction

- Excavation & Bulk Site Filling – 2 weeks – Excavators, Loaders, Dump Trucks.
- Concrete Floor Slabs – 4 weeks – Concrete Trucks, Concrete Pump.
- Framing - 3 weeks – Hiab, Delivery Trucks.
- Roofing –4 weeks – Hiab, Delivery Trucks.
- Brickworks –7 months – Hiab, Delivery Trucks.
- Glazing & Lockup - 3 Weeks – Hiab, Delivery Trucks, Trades Utes and Vans.
- Finishing & Fit-Out Trades – 10 months - Trades Utes and Vans.

Management Strategy

Construction Zone

A construction/works zone will be required at the front of the site and directly across from the site to allow safe access for larger trucks entering/exiting the site.

Project Schedule

The project is proposed to run for approximately 21 months.

The construction logistics have been reviewed and impacts to the road network are deemed manageable.

BACKGROUND AND EXISTING CONDITIONS

Location and Land Use

The subject site is located on the southern side of Wren Street and the nearby land uses on all sides are mainly residential properties.

Figure 1 provides an overview of the area, whilst **Figure 2** provides an aerial view of the immediate area surrounding the subject site.

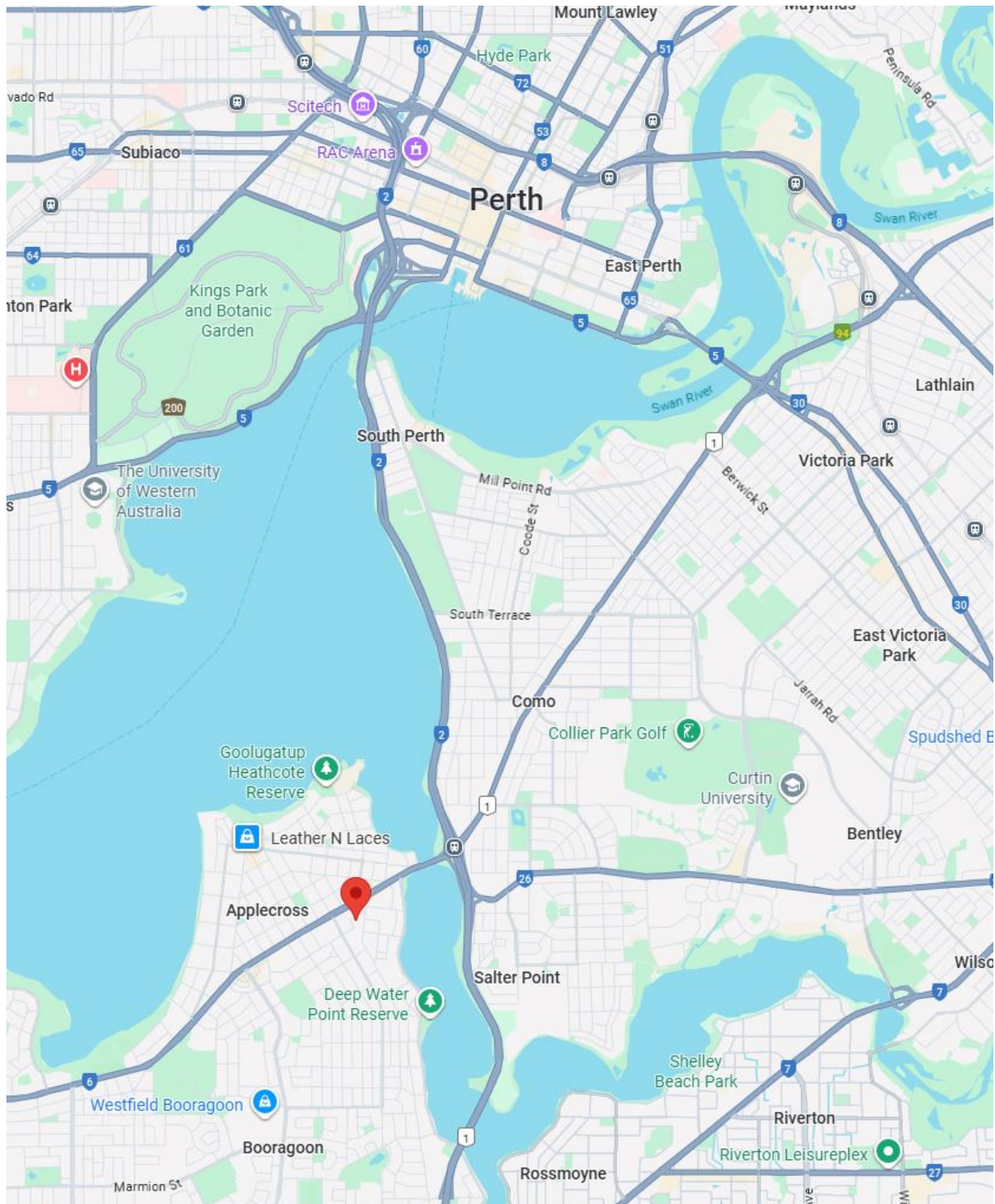


Figure 1: Subject Site Location

source: Google Maps

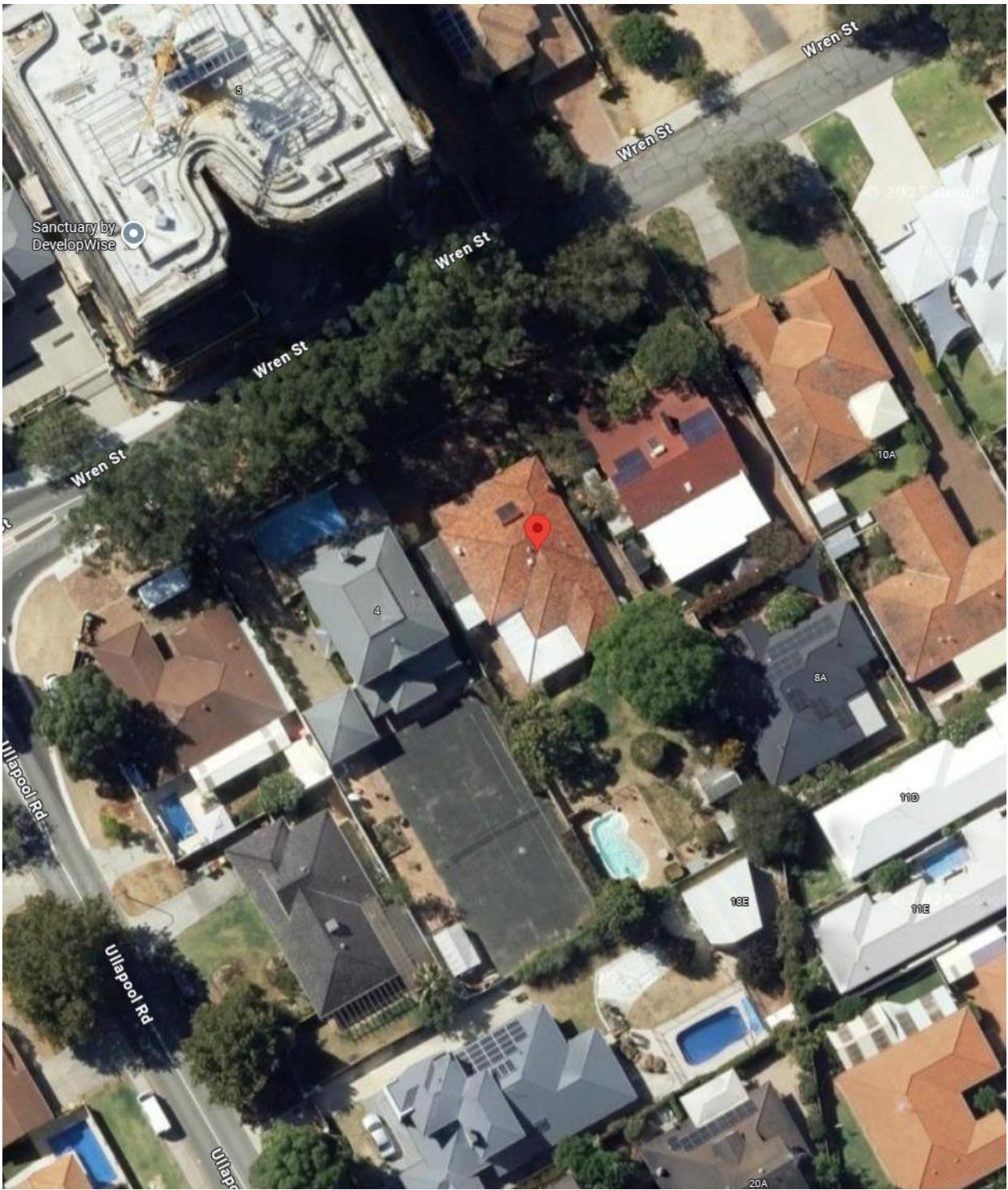


Figure 2: Subject Site Aerial View

source: Google Maps

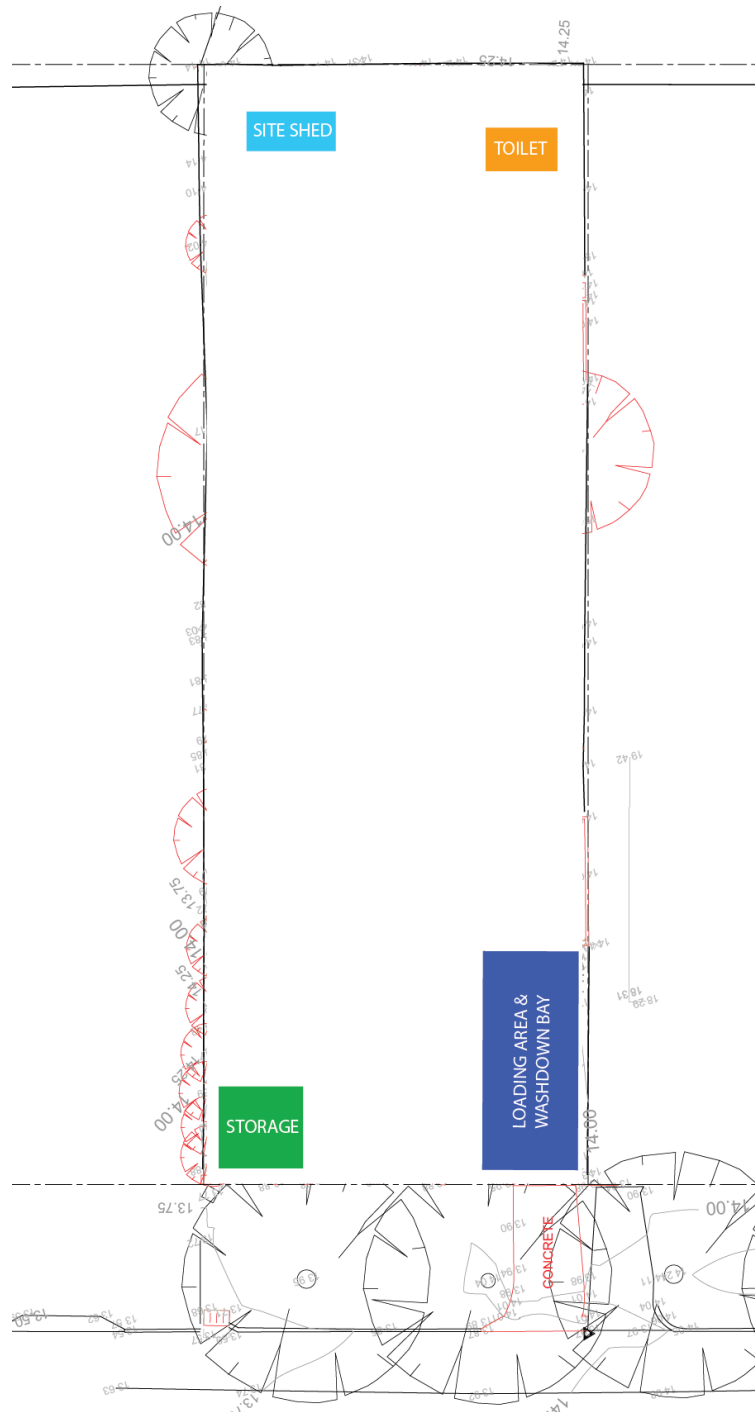


Figure 3: Site Plan

SITE DETAILS

Approach

The major external constraints on the project and construction responsibilities the builder will take ownership of include:

- Maintaining smooth traffic with minimal disruptions to surrounding streets and land users;
- Undertaking works with minimal impact on residential neighbours;
- Ensuring safe access and egress from the site with traffic control procedures implemented for heavy vehicle movements as required;
- Ongoing maintenance responsibility for the Council assets.

Upon commencement, our project team's immediate tasks will be to:

- Implement WorkCover WA practices, staff inductions and usual construction protocols to all workers entering the site;
- Install appropriate safety/regulatory signage on site, source traffic management signage.

Hours of Operation

The hours of the works are 7:00am – 5:00pm (Mon – Sat).
No work will be carried out on Sundays or Public Holidays.

Community Consultation Strategy

The contractor will consult with and notify the surrounding property owners and any affected businesses of the proposed works and the proposed traffic management strategy.

A project specific communication strategy will be developed to determine the most effective way of notifying all affected parties. Where required, consultation will also be undertaken with the responsible road authority to determine suitable communication methods.

Possible communication methods that could be utilized are as follows:

- Mail drop to residents;
- Email lists;
- Variable Message Signage;
- Noticeboard/Poster signage; and
- Website.

Third Party Consultation

Prior to the implementation of the proposed traffic management, all relevant authorities are required to review and approve the site-specific traffic management strategy. The list below summarises the known authorities from which approval will be required. Note that consultation with other authorities may be required.

- City of Melville Council;
- Main Roads WA.

The contractor will liaise with the abovementioned authorities to notify them of the proposed works and seek their approval.

Site Fencing

A 1.8m high temporary wire mesh fence is erected at the front of the site to protect the site and contractors.

Materials & Waste Handling

Materials will be subject to on-site materials separation, classification and removal.

There will be 1 storage area, located inside the site. The storage area will be of a material to limit any leaching or contamination affecting soil that is not to be removed.

Trucks will be directed to the site entry in advance to speed up movements and facilitate removal with minimal interference to local traffic and neighbours. No truck staging will occur.

Concrete Handling

Concrete handling and pours will be managed from within the site and pumped to the area under construction.

Spill and stripped materials will be stored in on-site bins and removed as required to minimise the number of vehicle movements from the site.

Rubbish Removal

Rubbish will be removed from site by a licensed waste contractor and taken to a transfer facility after being separated on site.

A trade waste hopper will be provided on site at all times.

Only Licensed Bin Hire Contractor(s) to be appointed.

During the construction all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Vermin

Rat traps will be placed within the site to reduce the risk of vermin.

Hazardous Materials Management

Any hazardous materials removal will be undertaken by industry specialists who will ensure environmental certification of the construction and compliance with WorkCover WA Codes of Practice and Australian Standards.

Tree Management

All construction workers, including contractors, are to be made aware of the Tree Management Plan as part of their initial site induction.

If tree(s) are to be removed from council property, removal works are to be carried out by council contractors while under direction and authorisation from council. Council must give authorisation for the tree(s) to be removed in writing prior to any tree removal works commencing.

Sediment Control

Any discharge of treated water into the Council stormwater system will meet EPA requirements and the relevant water authority requirements.

Fitted Silt Socks/Fine Mesh will be placed on all stormwater pits surrounding the site.

Any handling and disposal of contaminated site material will be in accordance with the requirements of the Environment Protection Authority and the Environment Protection Act 2017.

During the works, any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines.

During the works, stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system.

Wash down areas are not located near site entries and exists and will be done onsite.

Drainage pits will be bunded or have filter cloth applied to ensure debris and silt does not enter the council's drains.

Sand bags will be located on roadway drainage pits to prevent debris from the site entering the pit.

The bunded area will be cleaned periodically to remove any building materials, sand, rock, and organic matter.

Waste Management & Diversion from Landfill

In line with City of Melville policy, the project will implement best-practice waste management to minimise construction and demolition waste and divert materials from landfill. During the demolition phase, the contractor will salvage and separate recyclable materials wherever feasible. Valuable materials like timber, metals, concrete and brick rubble will be recovered for reuse or recycling (for example, timber salvaged for reuse, metals sent for recycling, and bricks/concrete crushed for use as road base or fill). Maximising material recovery at demolition greatly reduces the waste sent to landfill, in keeping with the State's resource recovery goals.

Throughout the construction phase, waste minimisation strategies will continue to be employed. The contractor will practice efficient material use (avoiding over-ordering and reusing off-cuts) and provide designated bins or areas to sort waste on site by type (e.g. separate bins for metal scraps, timber off-cuts, and inert rubble). This source separation – or the use of a licensed recovery contractor to sort mixed waste off-site – will ensure that recyclable materials are diverted to appropriate facilities. In Perth, common construction wastes such as concrete, bricks, metals and timber are routinely recovered and recycled; for instance, concrete and masonry can be crushed into road base, scrap metal is sent for reprocessing, and timber off cuts are turned into mulch or compost. Packaging wastes like cardboard and plastic will also be collected and sent to recycling. All site personnel will be briefed on these waste management procedures to ensure they are carried out consistently on site.

Throughout all phases, measures will be in place to prevent pollution and protect the environment. All waste will be stored securely on site (in covered bins/skips) to prevent wind-blown debris, and no debris or sediment will be allowed to enter stormwater drains, the street or adjacent properties. Erosion and sediment controls (such as filter socks and silt fencing) will be used to stop any runoff of soil or waste from leaving the site and washing into the Swan/Canning River system, in accordance with local environmental requirements. Any hazardous materials encountered (for example, asbestos in the existing structures) will be removed and disposed of by licensed specialists in accordance with health and environmental regulations. Spill response kits will also be kept on site, with staff trained to contain any accidental spills (such as fuel or chemicals) immediately – mitigating environmental risk and ensuring compliance with the City's best-practice construction standards.

PERMIT CONDITIONS

a) **Hours of Construction:** 7:00am – 5:00pm (Mon – Sat).

No work will be carried out on Sundays or Public Holidays.

b) **Parking & Traffic Management:** All contractors will receive detailed documentation and a site induction detailing all necessary requirements to limit traffic impacts on immediate neighbouring residents during the construction process, including all relevant public parking locations, contact information, and safety advisory information within the public's interest. However, being that this is a suburban site, impacts on neighbours are expected to be minimal. (**NOTE:** Workers will use the nearest public carparks which offer all day parking).

c) **Fencing for the Site:** Will be erected with the site.

d) **Allocated Areas for Loading & Unloading:** Within the existing site.

e) **Site Evacuation Plan & Procedure:** The site will be evacuated to the front of the site on Wren Street.

f) **Occupational Health & Safety Policy:** The contractor will have an extensive OH&S Policy and SWMS which are available upon request.

g) **Hazard Identification & Control:** This will form part of the contractors SWMS.

h) **Environmental Management:** Environmental management, including waste minimization of the contractors environmental and management policies will be focused on sustainability and the safe disposal of waste where it cannot be recycled.

i) **Protection of Surrounding Areas:** Protection of surrounding roads from site contamination and damage including rumble grid and or wash down bay facility. Street sweepers will be engaged where debris is tracked onto Wren Street. Basic tasks will be completed by the contractors staff, including sweeping and scraping.

j) **On Site Stormwater Contamination:** The contractor will use a filtration system.

k) **Chemical Storage:** Chemicals will be stored under lock and key.

l) **Noise & Vibration:** Refer to Appendix B.

m) **Risk Assessment:** This will be included in the contractors SWMS.

n) **Works Timetable:** Refer to Page 6.

o) **Number of Workers:** There is expected to be approximately 6 workers on-site at any one time.

TRAINING AND INDUCTION

All contractors and workers on site should be inducted to raise awareness regarding responsibilities, management controls and potential risks associated with the proposed development.

Documentation and Record Keeping

Documentation relating to items discussed in this CMP should be retained on file, particularly:

- Contractor inductions;
- Complaints register;
- Incident and near miss register;
- Relevant permits; and
- Relevant management plans.

APPENDIX A: NOISE AND VIBRATION MANAGEMENT PLAN SNAPSHOT

Introduction

This plan has been developed to address construction noise and vibration control and mitigation measures to be implemented during site activities to manage noise and vibration issues associated with site workers, the surrounding community and infrastructure.

Impacts

Excessive noise and vibration levels can result in a serious nuisance and loss of amenity for site and surrounding occupants including surrounding residents and site workers.

Occupational health risks to site workforce including:

- Noise induced hearing loss, tinnitus etc;
- Communication problems including safety instructions; and
- Stress.

Vibration may also cause damage to the site and surrounding buildings and infrastructure if not managed appropriately.

Activities

Noise/vibration generation activities that will occur during excavation and construction works include:

Documentation relating to items discussed in this CMP should be retained on file, particularly:

- Movement and reversing alarms of construction equipment, plant, trucks, site vehicles;
- Materials and equipment loading and unloading; and
- Operation of air compressors; and
- Use of power tools.

Complaint Management

Should a noise or vibration complaint be lodged to the site, this will be documented on the Complaints Register in Appendix C.

Complaints will be documented, investigated and mitigation items actioned as far as practicable.

Work Hours and Restricted Activities

The site operating hours will be:

- 7:00am – 5:00pm (Mon – Sat).

There are no planned works to occur on Sundays and public holidays. Should circumstances change, permit approval will be obtained.

Standard Mitigation Measures

The following noise mitigation measures will be adopted during site project activities:

- The following noise mitigation measures will be adopted during site project activities:
- Staging of site works to maximize use of existing site features/facilities as acoustic barriers where possible.
- All site personnel must adhere to the Site Safety Plan requirements in relation to use of appropriate personal protective equipment (PPE) when operating, or in the vicinity of noise generating plant/equipment.
- Strict adherence to approved work times.
- Works will be scheduled, where practical, to avoid simultaneous noisy activities occurring on site.
- Vehicles will not be left turned on or idling at the site for longer than the minimum amount of time required for site activities. In addition, machines/equipment used intermittently during demolition and construction activities (i.e. Cranes, excavators, bobcats, lifting equipment etc.) will be shut down, as practicably achievable, in the period between works activities rather than allowed to idle.
- The duration of noise-intensive works will be minimized through a regular review of the project plan and on-site meetings.
- Regular and effective plant/equipment maintenance will be completed and documented throughout the project period and documentation will be maintained on site demonstrating completion of maintenance logs and associated check lists in order to ensure all machinery is in good working order and use does not generate excess noise/vibration.
- Radio/music audible in areas external to the building/vehicles will not be permitted on site.
- The quietest suitable plant reasonably available will be selected for each works activity. This will include review of documentation provided by manufacturers, suppliers and hire companies in relation to equipment prior to delivery to site.

Specific/Additional Mitigation Measures

The following noise mitigation measures will also be adopted during site project activities:

- Communications maintained with neighbouring tenants / residents on planned work schedules and potential noisy work periods.

Due to the type and scale of this project, no other specific/additional mitigation measures have been identified.

APPENDIX B: AIR AND DUST MANAGEMENT PLAN SNAPSHOT

Prevention and Control

The contractor will endeavour to keep dust on site contained and to a minimum.

Dust will be suppressed/minimised from boundaries and public areas by watering down equipment, material and areas of the site where necessary. Where possible, hose attachments will be fitted to tools/equipment and dust suppression techniques will be adopted for stored demolished material and loose soil. Tools used to cut MDF will be fitted with HEPA filter to contain the fibres.

All development activities, materials, soil and debris will be contained within the site unless approved by the Responsible Authority.

Storage of Materials

All material will be secured during construction to eliminate being blown around during high winds and endangering the public. All other materials that could be affected by wind and weather will be stored in an area that will minimise its impact i.e. material storage room. If this cannot be provided at any stage, these materials will be removed from the site and brought back on an as needs basis.

Site Fencing

The perimeter fencing will be designed to minimise the effects of dust-off site. Where necessary, hoarding will be erected to restrict dust to neighbouring properties.

Where temporary fencing is utilised, it will be suitably covered with shade cloth.

Smoke, Pollution and Air Quality

Plant and equipment will be regularly serviced/maintained to prevent the generation of air pollution. It is considered unlikely that plant/equipment will be kept on site for an extended period of time or would require on site servicing.

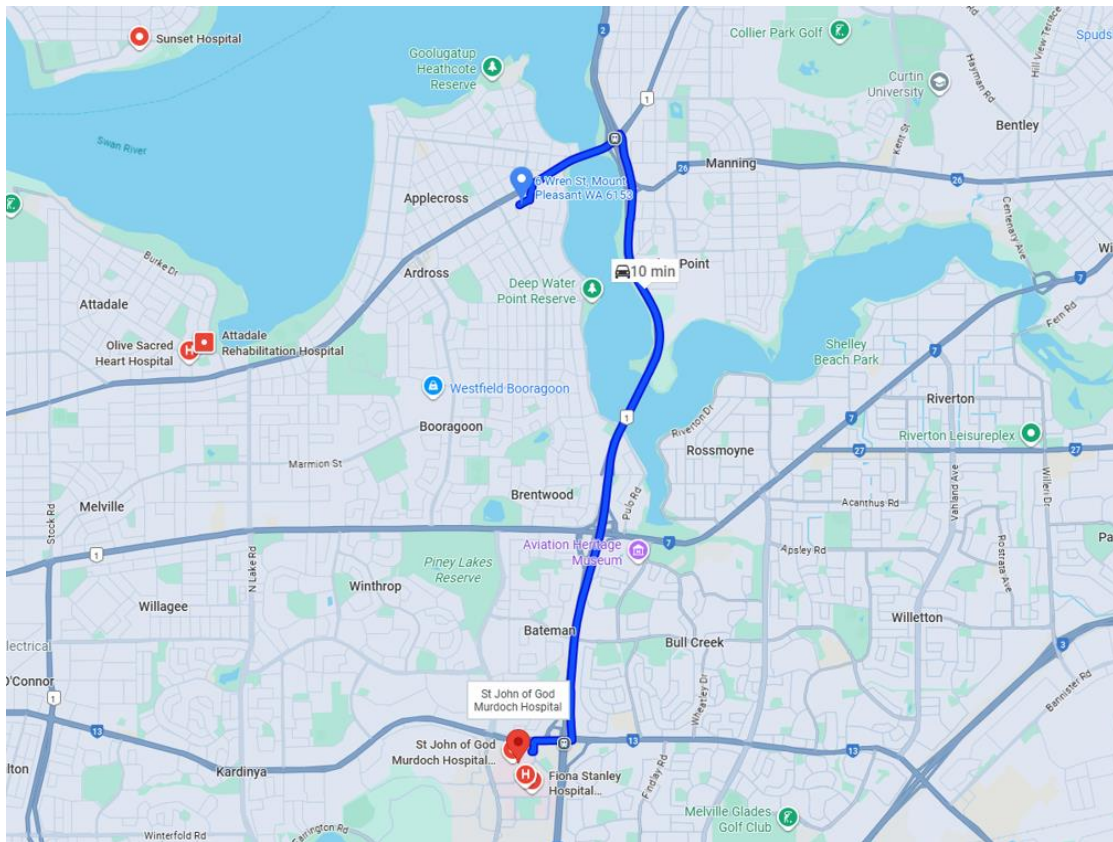
The contractors suppliers and subcontractors are required to regularly provide maintenance records, in accordance with the company's OSHE requirements.

APPENDIX D: TRUCK MOVEMENTS



APPENDIX E: NEAREST HOSPITAL AND MEDICAL CENTRE

Nearest Hospital – Barry Marshall Parade, Murdoch (7.2km – 13 mins)



Nearest Medical Centre – Level 1/39 Reynolds Road, Mt Pleasant (450m – 1 min)

