

CONSTRUCTION MANAGEMENT PLAN

79-81 Leach Highway, Willagee

8 Double Storey Unit Development

BUILDER'S DETAILS:

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

PROJECT SITE ADDRESS:

- Lot 6, 79 Leach Highway, Willagee
- Lot 7, 81 Leach Highway, Willagee

PROJECT DETAILS

- WAPC No: 366-22
- DA Approval: DA-2022-408
- Project No: 79LH

BUILDER/ SITE MANAGER DETAILS:

- Company: Apex Building (Aus) Pty Ltd
- First Name: Tony
- Last Name: De Coppi
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1. PROJECT OVERVIEW

The construction of the project will take place at 79-81 Leach Highway, Willagee, and will comprise eight double storey townhouses. A&C Development 1 (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.

The development does not comprise more than 10 dwellings nor does it exceed 2,000 m² of non-residential floor space. However at the City's request, a CMP has been developed for works at the site, due to its proximity to a major road.

2. SITE DETAILS

2.1 SITE MAP

The below aerial indicates the location of site, at the corner of Webber St and Leach Highway. Please see Appendix A for scaled drawings.



Figure 1: Location of site

2.2 SITE PLAN

Access to the site will be via Webber Street, with an approved TMP in place for large vehicles (see Appendix B). Subcontractor light vehicles will have the option to park within the lot on the common driveway, or on any street parking along Webber St. Any vehicles using street parking will be directed to park south of 5 Webber St onwards.

There is an existing Western Power street light and stay pole along the verge where site access is also located. These will be protected with bunting, and spotters will be active when vehicles access site.

All construction activity, including temporary demountables, material storage, scaffolding etc. will be contained within the lot, approximately at the locations identified on the site plan. Temporary fencing will be erected around the perimeter of the lot, except where existing 1.8m high fence already exists. See Appendix A for the expected location of features around the site.

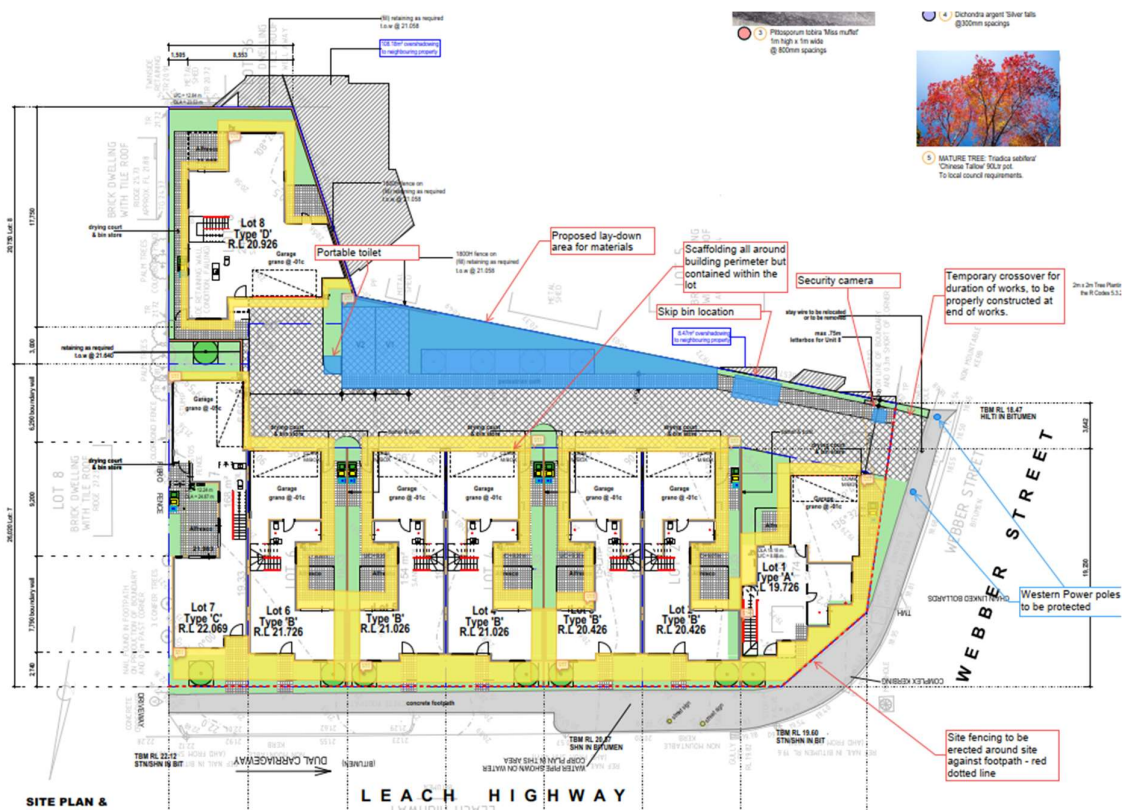


Figure 2: Site plan

3. STAKEHOLDER ENGAGEMENT AND COMPLAINTS MANAGEMENT

3.1 STAKEHOLDER ENGAGEMENT

Prior to construction works commencing, a letter drop will be executed at least 2 weeks prior to construction works commencing, to residents marked with the red dot as per the attached markup. These will be hand-delivered by a representative of the building company, via door knock in the first instance or by dropping the letter into mailboxes if no one answers the door. See Appendix C 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. The approved traffic detours will only be in place between the hours of 7am and 7pm on any given day (usually shorter), and not every day.

Dilapidation reports have been offered to residents immediately adjacent to the work site, these being 83A and 83B Leach Highway, as well as 3 Webber Street and 118 Arkwell Street.



Figure 3: Properties receiving notifications about the work

3.2 COMPLAINTS

[illegible]

It is expected that any complaints will initially be directed to the site supervisor, who's details will be displayed on the construction sign. Upon receipt of any complaint related to the works, the complaint will be communicated to the building manager 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. Where possible, the complaint will be addressed immediately by on-site personnel and details on how the complaint was resolved will be communicated with the office. When immediate resolution is not possible, the complaint will be escalated to the office and upper management as required, to be addressed within 3 working days or sooner depending on the nature of the complaint.

Typical complaints and responses are detailed in the table below:

Complaint	Likelihood of Occurrence	Response
Dust	Low – the nature of the works are such that outside the first couple of weeks, all works will be completed on hardstand.	An employee will immediately spray water to any areas on-site with dust liftoff. Sprinklers will be set up to maintain dust suppression.
Noise	Medium – noise during construction work is unavoidable, however all noise	We will attempt to negotiate with the complainant to limit noisy work to within particular hours during the work day.

	generated during work will be within acceptable limits.	
Deliveries affecting traffic	Low – deliveries should be sufficiently infrequent and the majority of traffic will be light vehicles.	Delivery timings may be adjusted to dodge busy periods. The approved traffic management plan may be reviewed if required.
Behaviour of staff or contractors	Low – staff have gone through conduct screening and have been trained to refer the matter to a senior member of staff should escalations threaten to occur. Contractors are inducted onto site prior to commencing work.	Any staff member accused of being aggressive or discourteous will be stood down from the job pending an internal investigation.

In all cases, formal follow-up communication from the site supervisor or building manager will occur to ensure complaints are satisfactorily resolved.

4. MANAGING FOOTPATHS, VERGES, ROADS AND CITY INFRASTRUCTURE

4.1 DILAPIDATION REPORT

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 5 below for details about which residents will be offered a dilapidation assessment.

Dilapidation reports have been offered to residents immediately adjacent to the work site, these being 83A and 83B Leach Highway, as well as 3 Webber Street and 118 Arkwell Street.

A dilapidation report will also be conducted on city assets which surround the work site. A copy of this dilapidation report will be submitted to the City. As per the City's policy, the City will carry out an inspection of the verge and take photographic evidence of the verge area within 48 hours of the payment of the verge bond. At the completion of building activities (after submission of a BA07 form and Verge Bond Refund Application) the City will conduct an inspection to determine if any of the City's assets have been damaged during the construction activities. Should any damage be noted which was not present during the pre-inspection the City will require repairs to the damaged assets. Should damage occur during construction, of which the builder believes is caused by activities not related to their activity, we shall notify the City as soon as reasonably possible so as the City can inspect and document the damage and or arrange for repairs. Verges and footpath affected by the construction works will be restored to previous condition. Construction vehicles will be mandated to maintain a single entry point into site at the proposed crossover location, which thereby limits any damage to council assets surrounding the site.



Figure 5: Properties being offered dilapidation reports

4.2 TREE PROTECTION

There are no trees within the vicinity of site.

4.3 ROAD AND FOOTPATH OBSTRUCTION

Noting that Leach Highway is a key transport route, there will be minimal to no disruption to motorists and residents. There is an approved traffic management plan but it will only be utilized as and when it is necessary. Please see Appendix B for a copy of the traffic management plan. Footpaths will remain open throughout the duration of works, while the approved road closure will only be in place on days with large deliveries, which may be 1 day per week on average. Construction and traffic signs will be in place but will not impede pedestrians.

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 inside premises is long enough to allow parking space for at least 4 vehicles at any given time. It is expected that the peak number of personnel on site is 5, when fit outs are being conducted.

No vehicles will be permitted to park within the commercial area across Webber Street. Any overflow parking will only be permitted in the green hatched area approximately 70m away from site shown in Figure 6.

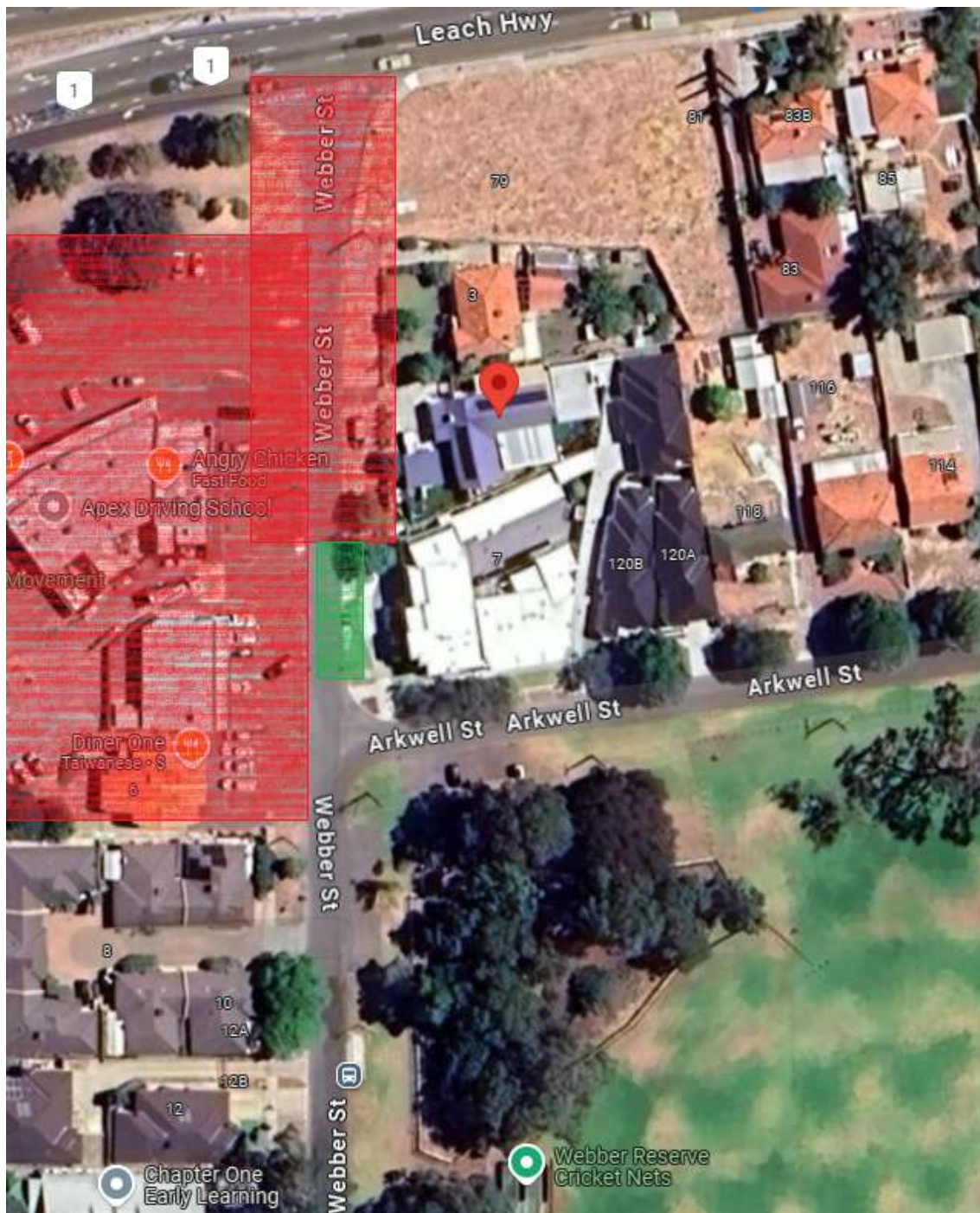


Figure 6: Designated overflow street parking

4.5 MANAGEMENT OF DELIVERIES

It is intended that deliveries will be organized in such a way which minimizes the time needed for the road closure to be in place. Only deliveries which require large trucks will require the implementation of the TMP. Deliveries will be between the times of 7 am and 2 pm and will be conducted under the traffic management plan. Deliveries will not be frequent and we may receive a delivery twice a week on average. Deliveries are intended to route via Leach Highway westbound, before turning into Webber St and stopping in front of site/turning into site. All delivery drivers will be advised on the route required prior to the delivery. Unloading of deliveries will be wholly contained on-site and will not be required to unload off the side of the road. See Appendix B for more information. There are no further road closures or diversions expected as a result of the works onsite.

4.6 STRUCTURE WITHIN THE ROAD RESERVE

A permanent crossover is to be constructed along Webber St 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. Refer to Figure 2 for more information.

As part of the permanent crossover construction, some lengths of kerb and asphalt will need to be cut and re-laid to ensure a smooth transition. Works to decommission any crossovers or install any new crossovers will be undertaken with a small excavator (< 2T) and a positrack/bobcat under the approved traffic management plan.

All approvals for the crossover along Webber Street must be obtained from the City's Tech Services Department prior to construction. No other structures will be located within the road reserve. No work zone is required.

5. ENVIROMENTAL MANAGEMENT

5.1 OPERATING HOURS/ NOISE

The project consists of 8 individual double storey 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. This system will retain all stormwater on site. A stormwater design has been completed and is attached in Appendix D.

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. The location for skip bin use has been identified in Figure 2 (located further up on this document).

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, Apex will immediately stop work and engage a licensed environmental consultant 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

No cranes will be used for this project.

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

Appendix B – Traffic Management Plan

Appendix C – Letter Drop to Residents

30 October 2024

79-81 Leach Highway
Willagee, 6156
WA, Australia

Subject: Notice of Building Works at 79 – 81 Leach Highway, Willagee

Dear Neighbour,

Please be informed that building works will be commencing at 79-81 Leach Highway, Willagee (corner of Leach Highway and Webber Street) 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 have engaged {Dilapidation Contractor}, a reputable 3rd party engineering firm specializing in dilapidation reports, to carry out and document the current condition of your property. Please note that there is no cost to the house owners and all costs for the inspection and report will be borne by us.

If you would like this report done for your property (at no cost to yourself) we kindly ask that you reach out to {Dilapidation Contractor} on {Phone Number} and they will arrange a time with you for an inspection.

By conducting this inspection and obtaining a dilapidation report, we aim to ensure that any changes or damages that may arise during the construction period can accurately be assessed and addressed, if necessary. This process will provide us with a reference point to compare the condition of your property at the end of the development and thus ensuring transparency and fairness.

Further to this, please be advised that temporary traffic management will be in place intermittently during the works. When traffic management is in place, the Webber St turn off from Leach Highway will be closed and traffic will be redirected via the detour shown in the attached traffic management plan.

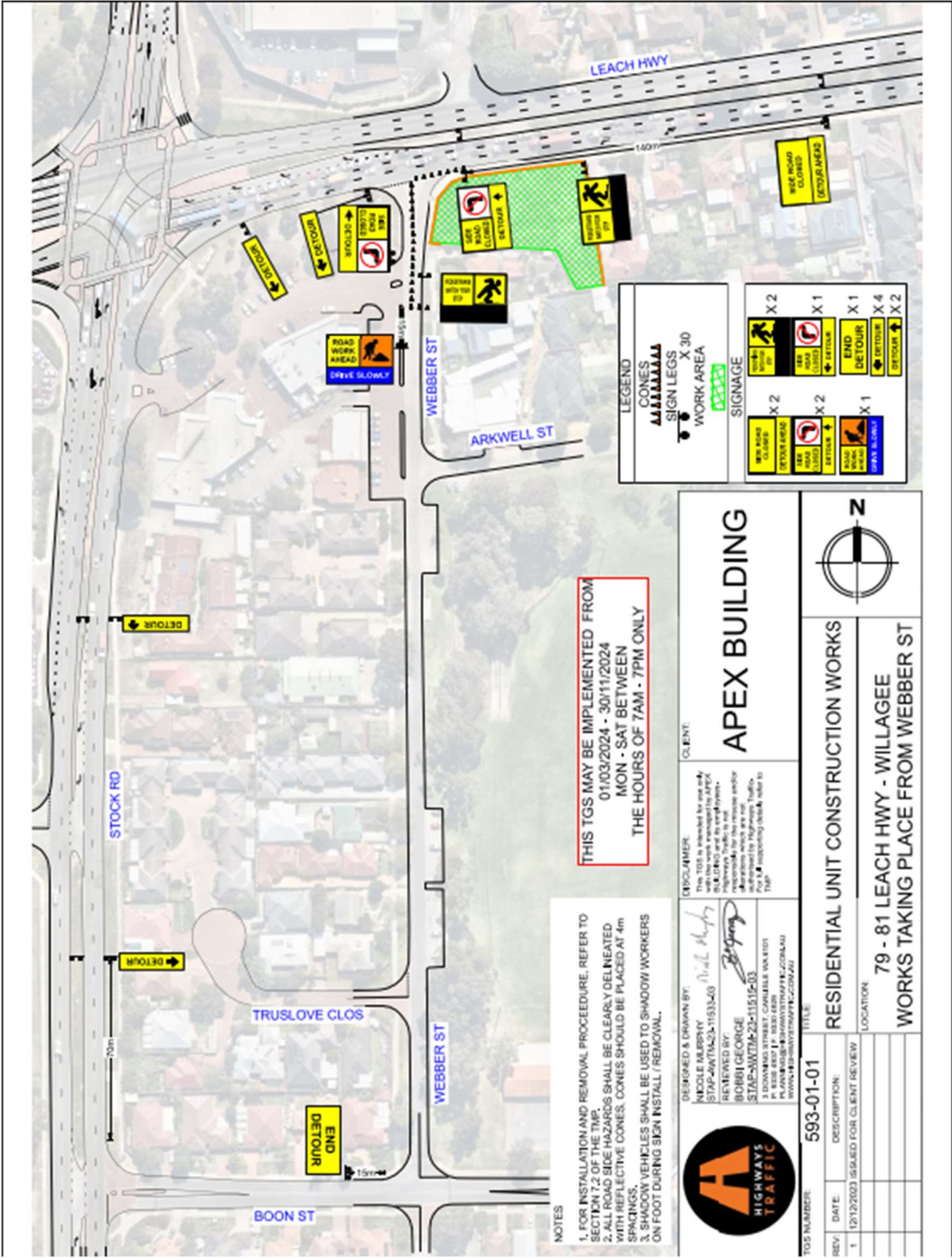
We understand that construction projects can sometimes be disruptive, and we are committed to minimizing and inconvenience caused. If you have any concerns or queries, please feel free to reach out to me at {Mobile Number} and he will endeavour to answer any questions you may have.

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,

{Site Supervisor}

Jintai Holdings (Aus) Pty Ltd



Appendix D – Stormwater Design