



Ref: 3731557

30 August 2022

Mr Bryn Lewis
Georgiou Group Pty Ltd
68 Hasler Road
OSBORNE PARK WA 6017

Email: bryn.lewis@georgiou.com.au

Dear Bryn

**CONSTRUCTION MANAGEMENT PLAN
FOR No.29-33 (Lot 800) NORTHWOOD STREET, LEEDERVILLE**

I refer to the updated Construction Management Plan (*'the CMP'*) received on 20 May 2022 and updated on 30 August 2022, for the development at the above site.

The CMP is approved as follows:

- 1. Project Description and Duration:**
The anticipated building works for a new Childcare Centre will be from 23 May 2022 to 22 May 2023.
- 2. Site Location:**
No.29-33 (Lot 800) Northwood Street, West Leederville
- 3. Hours of Operation:**
0700 hours - 1900 hours Monday to Saturday (emergencies accepted) excluding public holidays.
- 4. Site Staff Contacts:**
The Contractor/ Builder's representative is:
Mr. Bryn Lewis bryn.lewis@georgiou.com.au

PH: 0409 959 087

The Town's representative is:
Mr Steve Cleaver
Manager - Regulatory Services
PH: 9347 6000 Mobile: 0417 977 703
Email: mail@cambridge.wa.gov.au Att: Mr S Cleaver

5. Local residents-Communication Plan for Local Owners and Occupiers:

- 5.1 A Community Information Newsletter is to be delivered to the Owners/ Occupiers for all properties within a **100 metre** radius of the site.
- 5.2 The Community Information Letter must include the following information:
- (a) Contractor/ Builder's name, address and contact details;
 - (b) Site Manager's name;
 - (c) Site Manager's contact mobile telephone number;
 - (d) Construction commencement and completion dates; and
 - (e) Details of the building works.
- 5.3 Specifically as a minimum, the occupied properties in the following streets within this radius **MUST** be included in the letterbox drop:
- Northwood Street,
 - Pether Lane,
 - Blencowe Street,
 - Rosslyn,
 - Harms Lane and
 - Cambridge St.

6. Complaint Process:

- 6.1 The Complaint Procedure is noted and approved subject to the following:

A Complaint Procedure is required and is subject to the following:

- (a) A prominent sign (not less than 1metre X 1metre) is to be erected in a conspicuous position of the site on the main street frontage. The sign must display, in conspicuous lettering not less than 100 mm size, the following information:
- Site Manager's name;
 - Site Manager's contact mobile telephone number; and period of construction commencement and completion dates.
 - A Community Information Newsletter is to be delivered to all properties listed in No: 5 above, at least 3 days prior to the commencement of any construction works.
- (b) The newsletter is to stipulate that all complaints are to be referred to the designated Site Manager.
- (c) A register of all complaints must be accurately maintained and made available to an authorised person, upon request.
- (d) All complaints must be responded to as soon as is practicable.
- (e) With regards to noise and parking/ obstruction complaints, these must be responded to as soon as practicable after receipt however, in any event within one (1) hour of being received.
- (f) The Complaints Register must record the following details; date, time, name of person receiving the complaint and action taken to resolve the matter.

7. Dilapidation Reports:

7.1 Proposed dilapidation reports for adjacent Town property has been submitted.

7.2 The Town reserves it right to request any additional Dilapidation Reports where it is of the opinion that a property may be affected by demolition and/ or construction works and the Contractor shall promptly comply with the Town's request.

8. Construction Work Zone:

8.1 The approval for the use of parking bays on Northwood Street adjacent to the construction site for use as a "Work Zone's" is approved subject to the Towns fees and charges.

9. Gantry and Hoarding Permits:

9.1 Not applicable.

10. Temporary Road and Footpath Closures:

10.1 Refer to section 24 for proposed road closures in the approved traffic management plan.

11. Storage of Materials and Equipment On-Site:

11.1 Noted

12. Provision for Parking:

12.1 It is noted that there is adequate on-street street parking in the vicinity of the site.

13. Wash down Area for Trucks:

13.1 Additional information on the proposed use of sediment control on the Northwood street crossover is required prior to the approval of this for washdown area.

14. Storage and Disposal of Rubbish:

14.1 A verge permit has been approved for use of the verge for site storage and a skip bin until 1 December 2022.

15. Demolition:

15.1 Not applicable.

16. Dewatering:

16.1 It is noted that dewatering will not be required. All water to be contained on site

17. Dust Management, Control of Dust and Street Sweeping:

17.1 All appropriate dust control measures are to be applied during construction. If required the site to be kept damp during actual construction work.

17.2 Please note that where excess sand or construction spillage is observed on the adjacent streets, the contractor/ builder will be requested to undertake street sweeping within a time specified by the Town.

17.3 Failure to comply will result in the Town completing the works and deducting monies from the Secure Sum and/ or invoicing the contractor/ builder for the work.

17.4 Please note that where excess sand or construction spillage is observed on the adjacent streets, the contractor/ builder will be requested to undertake street sweeping within a time specified by the Town.

17.5 Failure to comply will result in the Town completing the works and deducting monies from the Secure Sum and/ or invoicing the contractor/ builder for the work.

17.6 All concrete spills are to be promptly cleaned on a daily basis.

18. Noise Control:

18.1 The Noise and Vibration Management Plan and noise control measures identified in the CMP are acceptable and approved subject to compliance with state legislation in this matter.

18.2 The standard working hours will be 7am to 7pm, Monday to Saturday and excludes Sunday and public holidays.

18.3 Any applications to undertake any works on Sundays, Public Holidays or after hours (before 7am or after 7pm) must be submitted at least 7 working days prior to the proposed activity. To simplify this process, applications may be submitted via the Town's website (under Building).

18.4 The set up and use of equipment (eg concrete pours) is **NOT Permitted** prior to 7am, unless prior approval has been granted by the Town.

18.5 Any heavy rigid vehicle that it is to be used in conjunction with associated site/building works shall be restricted from entering the site prior to 7.00am or after 7.00pm Monday to Saturday, any Sunday work is to be in accordance with clause 18.2, 18.3 and 18.4.

19. Access to and from the Site:

19.1 Access and egress is permitted from Railway and Cambridge Streets and Pether Lane only as absolutely required. Access via other nearby residential streets is not permitted.

20. Storm water run-off:

20.1 Not applicable

21. Verge Vegetation and Verge Street Tree Protection Zone:

21.1 Street tree to be provided with tree protection zones on Northwood Street.

22. Secure Sum:

22.1 The Town will require a bond to be paid to the Town in accordance with the Towns fees and charges.

23. Use of the Secure Sums:

23.1 The works bond for this project covers surety in regards to, but not restricted to, the following:

- (a) Road asphalt condition;
- (b) All signing and lining in the surrounding road reserves;
- (c) Maintenance of kerbs and crossovers;
- (d) Drainage pits (gullies and manholes) and maintenance of all infrastructure directly affected by the development. A regular drainage maintenance program shall be undertaken by the builder to ensure that all drainage is free flowing and does not restrict the current storm water capacity. Any obstruction of the drainage network affected by the development which poses an immediate safety or property related hazard should be immediately attended to and rectified by the developer/ builder. Failure to do so will result in drainage maintenance costs being deducted from the bond and Council performing the necessary work.
- (e) Footpaths maintenance.
- (f) Right of Ways and Pedestrian Access Ways - structural stability and rights of access being maintained at all times.
- (g) Sand flows into road reserves or footpaths.
- (h) Unapproved materials being deposited on road reserves.
- (i) Unapproved structures being constructed or deposited on road reserves.
- (j) Street lighting.
- (k) Dust control within road reserves.
- (l) Street sweeping – includes footpaths.
- (m) Maintenance of existing street trees.
- (n) Islands.

24. Traffic Management Plan (TMP):

24.1 It is noted that a Traffic Management Plan has been provided and approved.

24.2 Concrete and other large trucks are only permitted to use the following streets (*'approved streets'*);

- (a) Cambridge Street
- (b) Northwood Street
- (c) Railway Street
- (d) Petner Lane, only when absolutely needed.

24.3 The use of non - approved nearby residential streets by concrete trucks, large delivery trucks, cranes and the like is strictly not permitted.

24.4 Concrete trucks, large delivery trucks/vehicles, cranes and the like are not permitted to queue, stand, park or loiter in any non - approved streets.

25. Meetings:

It is strongly recommended that in order to maintain a strong cooperative relationship between the Contractor/ Builder and the Town, regular meetings with a representative of the Town of Cambridge and the Contractor/ Builder should take place for the duration of this project. The aim of these meetings is to address in a collaborative and co-operative manner any issues of mutual concern, to aid in the speedy resolution of any public safety matters, and to resolve any Council infrastructure maintenance matters.

26. Enforcement:

26.1 Please be aware that it is a condition of the Development Approval that the CMP (and any associated Traffic Management Plan), as approved by the Town, must be strictly complied with at all times during all building work, demolition work and excavation and retention of land.

26.2 The Town notes that if the Contractor/ builder, or its agents and subcontractors, fail to comply with any requirement of the CMP (and any associated Traffic Management Plan), as approved by the Town, the Contractor/ builder will have carried out development otherwise than in accordance with a condition of the Development Approval, and the Town will have certain enforcement options under the *Planning and Development Act 2005 (WA)*, including:

- (a) Prosecuting the Contractor/ Builder in the Magistrates Court which attracts a maximum penalty of \$1,000,000 for each offence, and a further \$125,000 per day for a continuing offence;
- (b) Issuing written directions to stop the development; and
- (c) Issuing infringement notices.

27. Right to Vary or Amend the Construction and Traffic Management Plans:

Please note that the Town reserves its right in its absolute discretion to vary or amend the CMP to address any issues which may arise during the construction phase. Should this be necessary, the Town will liaise with you prior to varying the plan.

I trust the above information is of assistance and if you have any queries or require assistance, please do not hesitate to contact me on Phone: 9347 6000 or Email: mail@cambridge.wa.gov.au Att: Mr Steve Cleaver.

Yours sincerely



STEVE CLEAVER
MANAGER REGULATORY SERVICES