



Ref: 3229117

26 October 2021

Badge Construction
Lakeside Corporate
U2 / 24 Parkland Road
OSBORNE PARK WA 6017

Email: anton.heiser@badge.net.au

Dear Adam

CONSTRUCTION MANAGEMENT PLAN FOR NO 61 (LOT 181) CAMBRIDGE STREET, WEST LEEDERVILLE

I refer to the Construction Management Plan (*the CMP*) received on 19 November 2020, for the development at the above site.

The CMP is approved as follows:

1. Project Description and Duration:

The anticipated building works will be from 14 December 2020 to 4 April 2022.

2. Site Location:

Lot 181 (No 61), Cambridge Street, WEST LEEDERVILLE

3. Hours of Operation:

0700 hours - 1900 hours Monday to Saturday (emergencies accepted).

4. Site Staff Contacts:

The Contractor/builder's Representative is:

Mr Anton Heiser

Email: anton.heiser@badge.net.au

Mobile: 0408 462126

The Town's representative is:

Mr Steve Cleaver

Manager - Regulatory Services

PH: 9347 6000 Mobile: 0417 977 703

Email: mail@cambridge.wa.gov.au attn: 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 Phone 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 **MUST** be included in the letterbox drop:
 - Abbotsford Street
 - Cambridge Street between Nicholson Street and Kerr Street

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 Phone 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 Dilapidation Reports are to be offered to

No 71 Cambridge Street
No 9 & 18 Abbotsford Street

- 7.2 The Town reserves the 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 A documented methodology must be provided to the satisfaction of the Manager of Parks and Natural Environment before approval to remove the trees is granted. It is expected that the trees will grow significantly over the two year period of construction.

An arboricultural specialist will be engaged to carefully remove the three existing young trees and place at a nursery facility for care and maintenance during the entire construction period and then return the same trees to site following construction.

If any tree dies during the two year period a replacement tree will need to be commensurate with the remaining trees to ensure uniformity (To the satisfaction of the Manager of Parks and Natural Environment).

Post planting these trees will need to be irrigated with tree bubblers to the satisfaction of the Manager Parks and Natural Environment for a minimum of two years to aid re-establishment.

9. Gantry and Hoarding Permit:

- 9.1 Not applicable

10. Temporary Road and Footpath Closures:

- 10.1 The footpath on Abbottsford adjacent to the construction is approved to be closed during construction works only. Partial closure for an external leg of perimeter scaffold is approved from 26.10.21 to the end of construction works.

- 10.2 Road closures have not been proposed and are to be approved by a construction workzone application for each event.
<https://www.cambridge.wa.gov.au/Develop-Build/Building/Building-site-rules#section-10>

11. Storage of Materials and Equipment On-Site:

- 11.1 Noted

12. Provision for Parking:

- 12.1 There is limited parking available in the area.
- 12.2 In addition to parking arrangements detailed in the submitted Construction Management Plan Badge will adopt and comply with the following arrangements:
- Initial upfront negotiations with subcontractors, encouraging purchase of 12 week parking permits issued by the Town of Cambridge at No 86 and No 56 Cambridge Street.

- Place an exclusion around parking in the Town Hall carpark (carpark L20) a condition of their contracts.
- Prohibition during our induction process of subcontractors to use the Town Hall carpark.
- Non-compliance notices issued to any subcontractors who fail to abide by this condition.
- As a last resort, BADGE would purchase a 12 week parking permit and issue to offending subcontractors, deducting the cost from their contract value.

13. Wash down Area for Trucks:

13.1 Noted.

14. Storage and Disposal of Rubbish:

14.1 Not applicable

15. Demolition:

15.1 Not applicable.

16. Dewatering:

16.1 Nil

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 spill is 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 noted.
- 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 working out of hours 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). <https://www.cambridge.wa.gov.au/Develop-Build/Building/Building-site-rules#section-4>
- 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 to and from the site must be from Southport Street, Cambridge Street. The following local roads are permitted for use:
- Abbotsford Street, Railway Parade.
Access via the 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 trees to be provided with tree protection zones on Cambridge Street and Abbotsford Street.

22. Secure Sum:

- 22.1 The Town will require a bond of \$25000 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 off 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.

24. Traffic Management Plan (TMP):

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

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

- (a) Cambridge Street
- (b) Railway Parade
- (c) Southport Street
- (d) Abbotsford Street

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 an 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 prior liaise with you.

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 Ph: 9347 6000 or Email: mail@cambridge.wa.gov.au attn: S Cleaver.

Yours sincerely



JOHN GIORGI, JP
CHIEF EXECUTIVE OFFICER

