

# CONSTRUCTION MANAGEMENT PLAN

42 Johnston St, Peppermint Grove

<b>Prepared By:</b>	Evolution Custom Homes
<b>Project Address: 12</b>	42 Johnston St, Peppermint Grove WA
<b>Date:</b>	12 <sup>th</sup> March 2026
<b>Revision No:</b>	1

Evolution Custom Homes  
Suite 43, 145 Stirling Hwy, Nedlands WA 6009  
Phone: 08 6187 0075  
Email: [hello@evolutionwa.com.au](mailto:hello@evolutionwa.com.au)  
Website: [www.evolutionwa.com.au](http://www.evolutionwa.com.au)

# CONTENTS

- 1.0 Introduction
  - 1.1 Purpose
  - 1.2 Scope
  - 1.3 Proposed Works
  - 1.4 Site Location
  - 1.5 Site Risk Assessment
  - 1.6 Document Control
  
- 2.0 Construction Management
  - 2.1 Construction Approach
  - 2.2 Working Hours
  - 2.3 Site Establishment
  - 2.4 Site Security and Fencing
  - 2.5 Site Signage
  - 2.6 Safety Management
  
- 3.0 Traffic and Parking Management
  - 3.1 Site Access
  - 3.2 Contractor Parking
  - 3.3 Deliveries
  
- 4.0 Construction Methodology
  - 4.1 Construction Sequencing
  - 4.2 Material Handling
  - 4.3 Site Amenities
  
- 5.0 Environmental Management
  - 5.1 General Environmental Management
  - 5.2 Dust Control
  - 5.3 Stormwater and Sediment Control
  - 5.4 Noise Management
  - 5.5 Waste Management and Recycling
  
- 6.0 Protection of Public Infrastructure
  
- 7.0 Stakeholder Communication
  
- 8.0 Complaints Management
  
- 9.0 Monitoring and Compliance
  
- 10.0 Appendices

## 1.0 Introduction

### 1.1 Purpose

This Construction Management Plan (CMP) has been prepared to outline how Evolution Custom Homes will manage demolition, construction and site works during the alterations and additions to the existing residence at 42 Johnston St, Peppermint Grove.

The plan outlines procedures to minimise impacts on:

- Neighbouring properties
- Traffic and pedestrian movement
- Public infrastructure
- Environmental conditions including dust, noise and stormwater.

This CMP has been prepared in accordance with the Shire of Peppermint Grove Local Planning Policy – Construction Environmental Management Plans.

### 1.2 Scope

The purpose of this document is to ensure construction activities are properly coordinated and managed to:

- Maintain a safe construction site
- Minimise disruption to surrounding residents
- Protect surrounding infrastructure
- Manage traffic and parking
- Control environmental impacts.

### 1.3 Proposed Works

The proposed works involve:

- Demolition of existing residence
- Construction of new single-storey dwelling
- Associated siteworks and external works.

### 1.4 Site Location

The site is located at:

42 Johnston St  
Peppermint Grove WA

Refer to **Appendix 1 – Site Plan**.

### 1.5 Site Risk Assessment

A Site Risk Assessment will be undertaken in accordance with the Shire of Peppermint Grove Construction Environmental Management Plan policy.

The assessment considers:

- Soil disturbance potential
- Total disturbed area
- Surrounding land uses
- Prevailing wind exposure
- Site topography.

The completed risk assessment matrix is included in **Appendix 3**.



**Figure 1 – Site Location**

### 1.6 Document Control

Amendments to this CMP will be approved by the Project Manager and distributed to relevant construction personnel.

## 2.0 CONSTRUCTION MANAGEMENT

### 2.1 Construction Approach

Construction works will be managed to:

- Minimise disruption to neighbouring properties
- Protect verge areas and street infrastructure
- Ensure safe pedestrian access
- Control dust, noise and waste.

Prior to commencing works the following will occur:

- Installation of temporary fencing
- Installation of site signage
- Establishment of site amenities
- Designation of material storage areas.

### 2.2 Working Hours

Construction activities will comply with the **Environmental Protection (Noise) Regulations 1997**.

Working hours will be restricted to:

**7:00am – 7:00pm Monday to Saturday**

No works will occur on:

- Sundays
- Public Holidays

Unless otherwise approved by the Shire.

### 2.3 Site Establishment

The following measures will be implemented:

- Temporary perimeter fencing
- Dust mesh screening where required
- Designated site access point
- Installation of site signage
- Placement of construction amenities
- Establishment of material laydown areas.

### 2.4 Site Security and Fencing

The construction site will be secured using temporary fencing with a minimum height of 1800mm.

Access gates will be locked outside of working hours to prevent unauthorised access.

Where existing fencing is removed during construction, temporary fencing will be installed until permanent fencing is reinstated.

## 2.5 Site Signage

The following signage may be installed:

- Builders Sign – stating builders name, registration number, contact details and office address,
- Emergency contact information
- Pedestrian warning signage
- Site safety signage.
- Site specific Safety Management System via a QR code located on the site access gates.

## 2.6 Safety Management

All works will be undertaken in accordance with the Evolution Custom Homes **Site Safety Management System** and relevant Work Health and Safety legislation.

Refer to **Appendix 2 – Site Safety Management System**.

# 3.0 TRAFFIC AND PARKING MANAGEMENT

## 3.1 Site Access

Construction vehicles will access the site via **Johnston St.**

Vehicle movements will be coordinated by the Site Supervisor to minimise disruption to traffic and pedestrians.

## 3.2 Contractor Parking

Contractors will be instructed to:

- Park legally in surrounding streets
- Avoid blocking driveways
- Avoid parking on verge areas
- Maintain pedestrian access along footpaths.

## 3.3 Deliveries

Deliveries will:

- Occur during construction working hours
- Be coordinated by the Site Supervisor
- Be unloaded within the site boundary where possible.

Road closures are not anticipated.

## **4.0 CONSTRUCTION METHODOLOGY**

### **4.1 Construction Sequencing**

Construction works will generally occur in the following phases:

Phase 1 – Partial demolition works

Phase 2 – Site preparation and earthworks

Phase 3 – Structural construction

Phase 4 – Internal and external finishing works.

Construction is anticipated to occur over approximately **18 months**, subject to weather conditions and contractor availability.

### **4.2 Material Handling**

Material handling equipment may include:

- Cranes
- Forklifts
- Delivery trucks.

All materials will be stored within the site boundary in designated laydown areas.

### **4.3 Site Amenities**

Temporary site facilities will include:

- Portable construction toilet
- Site shed or storage container
- Skip/waste bins
- Material storage areas.

All amenities will be located within the site boundary.

## **5.0 ENVIRONMENTAL MANAGEMENT**

### **5.1 General Environmental Management**

Construction activities will be managed to minimise environmental impacts.

Site personnel will be instructed to maintain a clean and organised construction site.

## **5.2 Dust Control**

Dust control measures may include:

- Watering exposed soil areas
- Installation of dust mesh screening
- Stabilisation of stockpiles
- Minimising disturbed soil areas.

Works generating excessive dust will be temporarily suspended until conditions improve.

## **5.3 Stormwater and Sediment Control**

Stormwater and sediment control measures may include:

- Maintaining sediment controls
- Stabilising disturbed areas
- Preventing runoff from leaving the site
- Ensuring washdown areas are located away from stormwater drains.

## **5.4 Noise Management**

Construction noise will comply with:

- Environmental Protection (Noise) Regulations 1997
- AS2436 – Guide to Noise Control on Construction Sites.

Noisy activities will be scheduled during permitted construction hours.

## **5.5 Waste Management and Recycling**

Waste management measures include:

- Use of designated waste bins
- Recycling of timber, brick, metals and packaging where possible
- Regular removal of waste from site.

Evolution Custom Homes utilises licensed waste contractors to maximise recycling and minimise landfill waste.

## 6.0 PROTECTION OF PUBLIC INFRASTRUCTURE

Measures will be implemented to protect surrounding infrastructure including:

- Verge areas
- Street trees
- Kerbs and footpaths
- Drainage infrastructure.

Tree protection zones will be established where required.

No materials or equipment will be stored on verge areas.

## 7.0 STAKEHOLDER COMMUNICATION

Where required, neighbouring properties may be notified prior to the commencement of works.

The notification will include:

- Description of the works
- Expected construction timeframe
- Construction hours
- Builders contact details.

A sample neighbour notification letter is included in **Appendix 4**.

## 8.0 COMPLAINTS MANAGEMENT

A complaints management process will be implemented.

Complaints may be directed to the site supervisor or builder.

All complaints will be:

- Recorded in a complaints register
- Investigated promptly
- Addressed where possible.

Records will be made available to the Shire upon request.

## 9.0 MONITORING AND COMPLIANCE

Regular inspections will be undertaken to ensure:

- Dust control measures are functioning
- Stormwater controls are maintained
- Waste management procedures are followed
- Surrounding infrastructure is protected.

Corrective actions will be implemented where required.

## **10.0 APPENDICES**

Appendix 1 – Site Plan

Appendix 2 – Site Safety Management System

Appendix 3 – Site Risk Assessment Matrix

Appendix 4 – Sample Neighbour Notification Letter