



Local Planning Policy 8 – Construction Management Plans

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Local Planning Policy - 8

Policy Reference	Formal Description	Service Line
LPP 8	Construction Management Plans	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Planning Objective (LPS):

- *To ensure the effective management of excavation, demolition work and building work within the Shire of Peppermint Grove.*
- *To ensure that residential and commercial development is undertaken in a responsible manner; one that is respectful of the amenity of neighbouring landowners and minimises any impact on street verges, trees, traffic and pedestrian movement.*
- *To respect and maintain the prevailing high quality of local amenity in the vicinity of all works.*

Statutory Basis

This Local Planning Policy is made under the provisions of the Planning and Development (Local Planning Schemes) 2015 Regulations.

The definitions of terms development, construction/building works and demolition used in this policy, have the same meaning as defined in the Building Act 2011 and the Planning and Development Act 2007.

(This policy should be read in conjunction with LPP 9 'Development Bonds').

Policy

The Shire requires owners and their contractors to undertake the effective management of approved development including the demolition of any dwellings, outbuildings or commercial property. Builders and/ or developers are required as a condition of planning approval to submit a Construction Management Plan to the Shire for assessment and approval prior to the issuing of a demolition or building permit for development.

Criteria

The requirement for a Construction Management Plan shall be specifically stated as a condition of the planning approval for a site, and that Plan is to be submitted for assessment by the Shire Manager of Development Services prior to the issues of a Building Permit, and upon receiving approval that the Construction Management Plan be adhered to at all times.

Contents

The Construction Management Plan must address the following issues associated with executing all development and works:

- Protection of public safety and amenity;
- Maintain effective and compliant pool safety barriers to the site and to adjoining properties;
- Security to the site and all equipment and materials;
- Nomination of a Site Superintendent and the contact details of essential site personnel, construction period and operating hours;
- Clear community complaints management process;
- Reduction and management of noise, vibration, and dust emission;
- Safety management of traffic, access and parking and around the site;
- Management of site toilet and material storage sheds/containers in locations as indicated on the Plan;
- Safe and secure laydown and storage of building materials and waste management;
- Protection of street trees, paved surfaces, kerbs and verges from damage;

- Maintaining pedestrian thoroughfare in a safe and convenient manner.

A template is attached to assist, however this should be adjusted and expanded where necessary to provide an appropriate Construction Management Plan for each circumstance.

Enforcement and penalties

In the event that the approved construction Management Plan is not complied with, the Shire is able to issue a written direction to stop development under Section 214(2) of the P&D Act. Section 214(7) of the P&D Act. A person who fails to comply with such a direction commits an offence under this section, and is liable to prosecution in the Magistrates Court.

The maximum penalty for such an offence is a fine of \$200,000 (for an individual, more for a corporation), and in the case of a continuing offence, a further maximum fine of \$25,000 (for an individual) for each day during which the offence continues, under Section 223 of the P&D Act. For a corporation, the maximum penalties are multiplied by five.

1. PROJECT DETAILS

Site Location:

Client Details:

Builder Representatives:

Director (Day-to-Day Site Contact):

Client Liaison:

Registered Supervisor:

(Reg No.....)

Project Overview:

Construction Timeline:

2. SIGNIFICANT WORKS/ACTIVITIES

2.1 Site Parking

2.2 Site Amenities

2.3 Dust Management

2.4 Working Hours & Noise Management





2.5 Local Residents

2.6 Major Site Activities

2.7 Traffic Management

Construction Management Plan



Contact Details and Legends	
Site Manager	
Site Address	
Contact Number	
Email	
Emergency Calls:	Be prepared to say:
<ul style="list-style-type: none"> Your Name Nature of Emergency – Medical/Fire Nature of Injury or Type of Incident Location of Site 	
Legend:	
	
 Emergency Muster Point	
 Laydown Area	
 Site Amenities	
<ul style="list-style-type: none"> Contractor Parking 	

Appendix 2 – Noise Management

Work shall be conducted in accordance with the [Environmental Protection \(Noise\) Regulations 1997](#), and section 6 of AS 2436:2010 – Guide to Noise and Vibration Control on Construction, Demolition, and Maintenance Sites. Activities likely to generate significant noise will, wherever practical, be scheduled between the hours of 0700 and 1800 and not on Sundays or Public Holidays. In the event that work is required outside these hours, work planning will involve an assessment of potential excessive noise generation and procedures implemented in accordance with those stated in AS 2436.

Noise levels and exposure times.

Noise Level dB(a)	Exposure Time
85	8 hours
88	4 hours
91	2 hours
94	1 hour
97	30 mins
100	15 mins
103	7 ½ mins

The 85 dB(A) exposure standard for noise in Western Australia is legally the maximum acceptable exposure level for noise at the workplace. Workplace noise exposure levels therefore must not exceed 85 dB(A), and should be kept below that level where practicable.












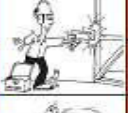


The two factors that together cause permanent hearing damage are the loudness of the noise and the length of time a person is exposed to it. The length of time an unprotected worker is able to work (maximum time of exposure) is reduced by half for every 3 decibels (dba) increase in noise level.

If a person/worker is exposed to the following noise levels, <Insert Builder> shall ensure that appropriate control measures are taken:

1. In excess of an 8-hour noise level equivalent of 85 dba, or
2. A peak of more than 140 dba

Control measures- control shall be, as far as is practicable, through the progressive implementation of one or more of the following measures:

- Substitution- swapping to a hazard or source with a lower risk level. ☐
- Isolation- removing the hazard from the person or the person from the hazard. ☐

Activity	Activity Description and Noise Level	Activity	Activity Description and Noise Level
	Normal Conversation 60 decibels Max. Time of Exposure More than a day		Operating a Grinder 97 decibels Max. Time of Exposure 30 Minutes
	Driving a Vehicle 70 decibels Max. Time of Exposure More than a day		At a Rock Concert 100 decibels Max. Time of Exposure 15 Minutes
	Standing on a Busy Road 80 decibels Max. Time of Exposure 24 Hours		Near a Crane 102 decibels Max. Time of Exposure 10 Minutes
	Inside a Noisy Restaurant 84 decibels Max. Time of Exposure 10 Hours		Operating a Jackhammer 105 decibels Max. Time of Exposure 5 Minutes
	Operating a Welder 85 decibels Max. Time of Exposure 8 Hours		Operating a Bulldozer 107 decibels Max. Time of Exposure 3 Minutes
	Operating a Lawnmower 91 decibels Max. Time of Exposure 2 Hours		Using Explosive Power Tool 120 decibels Max. Time of Exposure 10 Seconds
	Operating a Power Tool 94 decibels Max. Time of Exposure 1 Hour		Near Diamond Rock Saw 121 decibels Max. Time of Exposure 5 Seconds

- Minimising by engineering means- physically altering the work environment. ☐
- Minimising by administrative means- designing jobs to reduce workers' exposures. ☐
- Use of personal protective equipment (PPE)- using devices to protect the hearing of workers.

Note: Activities indicated below are examples only. For any particular activity, noise levels and the applicable exposure times can vary significantly, depending on a range of conditions that may exist. For accuracy, a sound level meter should be used.