



Construction and Demolition Management Plan Pro Forma

Introduction:

The City of Perth is committed to ensuring construction and demolition works are undertaken with the minimal impact and disruption to the surrounding community.

To achieve this, the City requires builders and demolition contractors to complete and submit the Construction and Demolition Management Plan Pro Forma, detailing all relevant aspects of the construction or demolition works pertaining to activities in the road reserve.

It should be noted that the Local Government Act and the City of Perth Local Laws do not permit obstructions, materials, or the erection of any structures on the road reserve (footpaths, verges, roads and laneways), City Parks and Reserves; or any interference with or alteration to any fittings or facilities located thereon; unless approval from the City of Perth is first obtained.

General Information:

To minimize damage to the road reserve and associated infrastructure, builders and demolition contractors are requested to instruct truck drivers making deliveries to site or removing material from site, to avoid routes which involve roundabouts or other obstructions.

Generally, information provided at lodgement of a construction management plan has been focused on providing minimal information to get the construction works underway. However, for large scale developments in the CBD, it soon becomes apparent as works progress that the initial set up on the road reserve is inadequate and requires adjustments to facilitate the next stage of works. To avoid delaying the progress of the development, it is recommended the builder evaluates and if required, provides staging plans for the road reserve when submitting the construction and demolition management plan pro forma.

Please ensure you submit only those supporting documents requested in the City's Construction and Demolition Management Plan Pro Forma. Your company's documentation on internal operations of the worksite such as housekeeping procedures or personnel requirements are not a requirement of this construction and demolition management plan pro forma and should not be submitted.

5. Managing Footpaths, Verges and Roads

The builder or demolition contractor is at all times responsible for the protection of the City's infrastructure during the works. This includes ensuring street trees are protected and drainage gullies, roads and footpaths remain free from any sand or debris emanating from the construction/demolition site.

5.1 Works Bond

A works bond deposit will be individually assessed for the site and must be paid prior to the issue of the building or demolition permit. The builder or demolition contractor will be responsible for any costs relating to the reinstatement of the road reserve during and at the conclusion of the works.

I have read and acknowledge the works bond requirement

5.2 Dilapidation Report

1. The builder or demolition contractor is to undertake and submit together with the building or demolition application, a dilapidation report of the current condition of all City infrastructure adjacent to the worksite. It is also advisable that a pre-works inspection of City infrastructure be arranged once the building or demolition permit has been issued by calling (08) 9461 1495.
2. It is also recommended that the builder or demolition contractor undertake a separate dilapidation report to record any existing damage to adjacent buildings, prior to any building or demolition works commencing. This report is not to be submitted but should be made available for inspection if the need arises.

Dilapidation Report of City Infrastructure - Attached

5.3 Street Tree and Vegetation Management and Protection

The City will not support the removal or detrimental pruning of any street tree, vegetation or landscape in the road reserve to facilitate a development. In accordance with AS 4970, street trees must be protected. An amenity value will be applied to any tree and the penalty for damage caused to a tree will be based on the amenity value. All vegetation and landscape must be protected. For further information, contact the City's Parks Unit on (08) 9461 3438.

I have read and acknowledge the street tree and vegetation protection requirements

5.4 Road and Footpath Obstructions

An obstruction permit from the City will be required if any part of the road reserve, which includes footpaths and verges, is obstructed by workers, materials, trucks, cranes, bins or the like, for any period during the construction or demolition works.

I have read and acknowledge the obstruction permit requirement

5.5 Traffic Management

It is recommended that a Traffic Management Plan (TMP) designed by a Main Roads WA registered Traffic Company is prepared, that addresses traffic and pedestrian issues that could arise during the works. A TMP is a requirement of the obstruction permit process and is not to be submitted with the construction and demolition management plan pro forma. You will be required to attach the TMP to the obstruction permit application for assessment and approval.

I have read and acknowledge the Traffic Management Plan requirements

5.6 Parking Provisions

Adequate parking provisions for worksite personnel should be arranged. Any illegal parking on verges, footpaths, in restricted areas or overstaying the permitted parking restrictions will incur a penalty.

I have read and acknowledge the parking provisions requirements

5.7 Work Zones

If it is anticipated to use the parking bays or other area in the road reserve for exclusive use during the construction or demolition works, then a separate application for a work zone permit is required and is to be submitted after the building or demolition permit has been issued. The maximum length of a work zone will be restricted to the length of the street boundary of the property being constructed or demolished. If a work zone is required, provide a site plan showing the proposed location and extent of the work zone.

If a Work Zone is proposed, Site Plan - Attached

5.8 Hoarding, Gantry, Scaffold

If it is proposed to install a hoarding, gantry or scaffold on the road reserve, then provide a site plan showing the extent of the proposed structure. A separate application for a permit of the structure is required and is to be submitted after the building or demolition permit has been issued.

If a Hoarding, Gantry or Scaffold is proposed, Site Plan - Attached

5.9 Signs on Hoarding, Gantry, Scaffold or Work Structures

Other than OH&S signs and builder's site boards, provide details of any display sign proposed on the street frontage or within view of public areas exceeding 1m² in area and will be in position for longer than 3 months. Some signs may require a separate planning application for approval.

5.10 Temporary Crossover

Any temporary crossover required to access the property is to be constructed to the City's specifications. A separate application is required for approval of a temporary crossover and is to be submitted after the building or demolition permit has been issued. Note, any encroachment or adverse effect on the road reserve will require a BA20 Form signed by the City of Perth as the "land owner". If a temporary crossover is required, provide a site plan showing the proposed location and width of the crossover.

If a Temporary Crossover is required, Site Plan – Attached

5.11 Sheet Piling, Diaphragm Walls, Ground Anchors, Ground Stabilisation and Underpinning

If it is anticipated that any of the following are proposed, then a detailed drawing designed and certified by a practicing engineer will be required. You will be required to obtain written consent from affected owners using a BA20 Form.

Please tick the appropriate boxes:

- Sheet Piling or Diaphragm Wall
- Ground Anchors to be installed beyond the property boundary
- Ground Stabilisation or Underpinning beyond the property boundary or under structures on adjoining properties

If any of the above boxes have been ticked, provide the following:

- Engineer Certified Drawing(s) – Attached
- BA20 Owners Consent – Attached

5.12 Power, Gas and Water Services

The City does not support temporary nor permanent services to be located on the road reserve, all services must be located within the property.

- I have read and acknowledge the power, gas and water services requirements

5. Environmental Plan

The environmental plan is to address all activities that could cause noise, vibration, dust, sand and other disturbances to nearby businesses, noise sensitive premises and the general public. The environmental plan is to also address the impact of any dewatering, acid sulphate soils and hazardous materials.

6.1 Noise Management

In accordance with Regulation 13 of the *Environmental Protection (Noise) Regulations 1997*:

- Construction work being undertaken shall comply with the control of environmental noise practices set out in Section 6 of the AS 2436-2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.
- Equipment used for the construction or demolition work must be the quietest reasonable available.

- I have read and acknowledge the noise management requirements

6.2 Work Hours

Permissible work hours are from 7am – 7pm Monday to Saturday. Any other hour or day, which includes Sundays and Public Holidays, is considered as out of hours and can only be approved where the works are considered to be essential and cannot be carried out during normal hours. Applications for out of hours construction work must include a noise management plan. Application forms and a noise management plan template are available on the City's website, for more information call (08) 9461 3333.

- I have read and acknowledge the work hours requirements

6.3 Control of Sand and Dust

Provide details of measures proposed to control the drift of sand and dust from the site, including measures and frequency of sweeping roads and footpaths.

6.4 Truck Wash Down Area

A wash down area must be provided either onsite or offsite for the removal of excess concrete, soil and other truck delivery materials. Measures must be taken to ensure no materials are washed down onto the road reserve or into the stormwater system. Truck wheels must be washed down onsite to ensure soil or mud is not carried onto the road reserve.

I have read and acknowledge the truck wash down area requirements

6.5 Dewatering

Where temporary or permanent dewatering of the site is required, the developer has two options that must be satisfied before approval can be considered:

1. If it is proposed to dewater into the City of Perth drainage system, then, the developer is to contact the City's Infrastructure and Assets Unit for approval and shall submit a Geotechnical Report and a Dewatering Management Plan for review. Approval will be subject to water being suitably treated and managed prior to disposal. However, if the area is subject to Acid Sulphate Soils (ASS) or other contaminants, then discharging into the City's drainage system will not be permitted.
2. If it is proposed to dewater into the Water Corporation sewer system, then, the developer is to obtain the relevant permit approval from the Water Corporation and provide a copy of the permit and a copy of the Water Corporation endorsed/approved Dewatering Management Plan, to the City for review.

If the area is subject to Acid Sulphate Soils (ASS), then, evidence is to be provided that the Dewatering Management Plan and the Acid Sulphate Soils Management Plan have been endorsed/approved by the Department of Environment Regulation (DER).

Will dewatering of the site be necessary? Yes No

If yes, then:

- Geotechnical Report Attached
- Dewatering Management Plan Attached
- Acid Sulphate Soils (ASS) Plan Attached

6.6 Stormwater Management Plan

Large developments are generally required to manage stormwater onsite during construction, particularly during major downpours. The City does not support stormwater runoff into city drains. If it is anticipated the site requires stormwater management during construction, then provide a stormwater management plan detailing how the stormwater will be managed onsite.

Does the site require stormwater management?

 Yes No

If yes, then:

Storm Water Management Plan - Attached

6.7 Waste Management and Material Recovery

Construction and demolition sites create half of Western Australia's waste stream; therefore, the City encourages builders to plan to achieve maximum material recovery through their waste collection and processing. Builders should aim to meet the state target of a minimum 75% material recovery. The City has a standard construction/demolition waste management template which details requirements. Further information can be obtained by calling (08) 9461 3333 and speaking to the Waste Management Section - Operations Unit. The completed construction waste management plan is to be attached.

Waste Management Plan - Attached

6.8 Hazardous Material Management

The purpose of a Hazardous Material Management Plan is to limit potential exposure during demolition and to ensure the transport and disposal of the hazardous waste is in accordance with the *Health (Asbestos) Regulation 1992* and the *Environmental Protection (Controlled Waste) Regulation 2004*.

The removal of any amount of friable asbestos must be carried out by a licensed person or business in accordance with the *Occupational Safety and Health Act 1984*.

In accordance with Australian Standard AS 2601 - Demolition of Structures - A Hazardous Material Survey must be conducted in order to identify the presence of hazardous material such as:

- Asbestos.
- Lead or lead components.
- Polychlorinated Biphenyls.
- PCB's.
- Any other hazardous.

Does the site require hazardous material removal?

 Yes No

If yes, then:

Copy of Contractor's Licence to carry out hazardous material (asbestos) removal - Attached

Hazardous Material Survey Report - Attached

6. Managing within the Building Site

7.1 Site Sheds and Amenities

Site sheds and amenities should be located within the property. Provide a site plan showing the proposed location of site sheds and amenities.

Site Plan - Attached

7.2 Access to Site

Where access through another property is required, you will be required to obtain written consent from the affected owners using a BA20a form.

I have read and acknowledge the access to site requirements

7.3 Storage on Private Property

Where another property will be used for storage of material or other construction uses, you will be required to obtain written consent from the affected owners using a BA20a form. You will also be required to obtain Planning Approval.

I have read and acknowledge the storage on private property requirements

7.4 Tower Cranes in Protected Airspace

The City of Perth is within the Perth Airport protected air space. In accordance with the Airport Act 1996, use of a tower crane within the protected air space requires the builder to apply in writing to the airport, at least 28 days prior to the proposed activity. The builder is also advised to seek approval from neighbouring properties, if the use of adjoining air space is required.

More information:

Department of Infrastructure, Regional development and Cities Website:

<https://infrastructure.gov.au/aviation/safety/protection/crane.aspx>

Perth Airport Website:

<http://perthairport.com.au/home/corporate/planning-and-projects/airspace-protection>

I have read and acknowledge the tower cranes in protected airspace requirements

9. Check List

Please ensure you have provided the following items as applicable to your application and place Yes or No in the box.

Item	Description	Yes or No	
4.	Essential Site Contact Person details provided		
4.1	Community Information and Engagement Plan attached		
4.2	Complaints Management Plan attached		
4.3	Public Safety and Site Security details provided		
5.2	Dilapidation Report of City Infrastructure attached		
5.7	Work Zone site plan attached		
5.8	Hoarding, Gantry, Scaffold site plan attached		
5.9	Signs on Hoarding, Gantry, Scaffold or Work Structures details provided		
5.10	Temporary Crossover site plan attached		
5.11	Sheet Piling, Diaphragm Wall, Ground Anchors, Ground Stabilisation and Underpinning	Engineer Certified Drawing(s) attached	
		BA20 Owners Consent attached	
6.3	Control of Sand and Dust details provided		
6.5	Dewatering	Geotechnical Report attached	
		Dewatering Management Plan attached	
		Acid Sulphate Soils (ASS) Plan attached	
6.6	Stormwater Management Plan attached		
6.7	Waste Management and Material Recovery Plan attached		
6.8	Hazardous Material Management	Contractor's Licence attached	
		Hazardous Material Survey Report attached	
7.1	Site Sheds and Amenities site plan attached		