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## Purpose

The intent of this information sheet is to provide guidance to builders and developers as to their obligations in the effective management of development works they undertake so as to minimise any adverse impacts on the surrounding area.

In order to ensure that major developments, including commercial, industrial and large residential projects and any other developments which the City considers necessary are appropriately managed during construction, in the interest of safety, health and amenity of all residents, property and the community, the City requires the submission of a Construction Management Plan to be submitted and approved prior to the commencement of any site works.

## General Requirements

### 1.0 Requirement for Construction Management Plans

- 1.1 The City requires careful management of major commercial, industrial, or large residential development projects and any other developments which the City considers appropriate.
- 1.2 To ensure that appropriate consideration is given to the planning and on-going management of commercial, industrial, and large residential development projects (and any other developments which the City considers appropriate), the City will ensure that builders and/or developers are required to submit a Construction Management Plan to the City for approval.
- 1.3 The requirement for a Construction Management Plan may be specifically stated in the planning approval for a site, or otherwise required by the City where it considers that a Construction Management Plan should be provided due to the nature of the work or locality or where the amenity of the area is likely to be disrupted or adversely affected.

The need for a Construction Management Plan will depend on the nature of work, likelihood of disruptions, impact on local amenity, dangers or risks involved, traffic management or any other relevant issue required to be addressed under the Development and Building Approvals.

- 1.4 Construction Management Plans must detail how construction will be managed to minimise disruption on the area and shall include and must address the following matters, where applicable:
  - a) Maintenance of public safety and amenity;
  - b) Contact details of essential site personnel, construction period and operating hours;
  - c) Community information, consultation and complaints Management Plan;
  - d) The delivery of and delivery times for materials and equipment to site;
  - e) Storage of materials and equipment on site;
  - f) Noise, vibration, air, sand drift and dust management;
  - g) Parking arrangements for contractors and sub-contractors;
  - h) Traffic, access and parking management;
  - i) Waste management and materials re-use;
  - j) Street tree management and protection;
  - k) The relocation of public footpaths and pedestrian access;
  - l) The relocation/disruption of any public transport infrastructure; and
  - m) Any other matters required by the City.

- 1.5 The Construction Management Plan must be approved by the City prior to the commencement of any development.
- 1.6 Builders and developers must comply with the Construction Management Plan as approved by the City at all times during the development.
- 1.7 To give effect to the above, the City will usually impose a condition(s) on development approvals for all commercial, industrial, or large residential development projects (and any other developments for which the City considers the imposition of such condition(s) to be appropriate).

## **2.0 Enforcement**

- 2.1 Where a builder or developer commences development works prior to a Construction Management Plan being submitted and approved by the City, those works have been carried out otherwise than in accordance with the development approval.
- 2.2 Where work has commenced as described in clause 2.1, the City has enforcement options available that may be exercised as per the City's Local Planning Policy 4.14 – Planning Compliance.

## **3.0 Other**

- 3.1 Other activities associated with developments that are not subject to the requirements of a Construction Management Plan may cause an adverse impact on the surrounding area, such as construction workers parking in unauthorised locations or excessive noise outside of permitted working hours. In such cases the City may take action that is within its jurisdiction to address those activities in order to resolve any issue or will refer the matter to any relevant authority to address.

## **Further Information**

Should you require any further information please contact the City of Wanneroo:

Telephone: 9405 5000  
Email: [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au)  
Website: [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)

### Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included with any application is accurate and complete. Please also retain a copy of the application before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.

2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of August 2019 and prone to alteration without notification.