

Construction Management Plan

FORESTWAY SHOPPING CENTRE SYDNEY

19 September 2019

Revision 1



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1. Introduction

This Site Specific Construction Management Plan (the Plan) outlines the proposed strategies to construct the Forestway Shopping Centre Sydney which will comprise of the demolition of non-heritage buildings and development of a mix-used retail precinct.

The site specific management plan highlights the extent of the work site, construction methodology and offers a brief insight into how Hutchinson Builders will establish and construct the proposed development.

Further, it addresses specific Site Establishment matters including, site access, accommodation and amenities layout, material unloading zones, concrete pumping zones, location of cranes and hoists, rubbish removal, hoarding requirements, and sourcing of construction site services.

A Project Methodology is outlined in Chapter 5 including the process and management of significant construction activities.

In addition, summaries are provided outlining the contents of the following subsection plans:

- Work Health & Safety Plan
- Environmental Management Plan
- Quality Management Plan
- Traffic Management Plan

2. Consultation & Communication Strategy

Consultation and communication will be the key strategy in successfully delivering the Forestway Shopping Centre Sydney Project. Hutchinson Builders will use the following forums, meetings and tools to assist in achieving this goal:

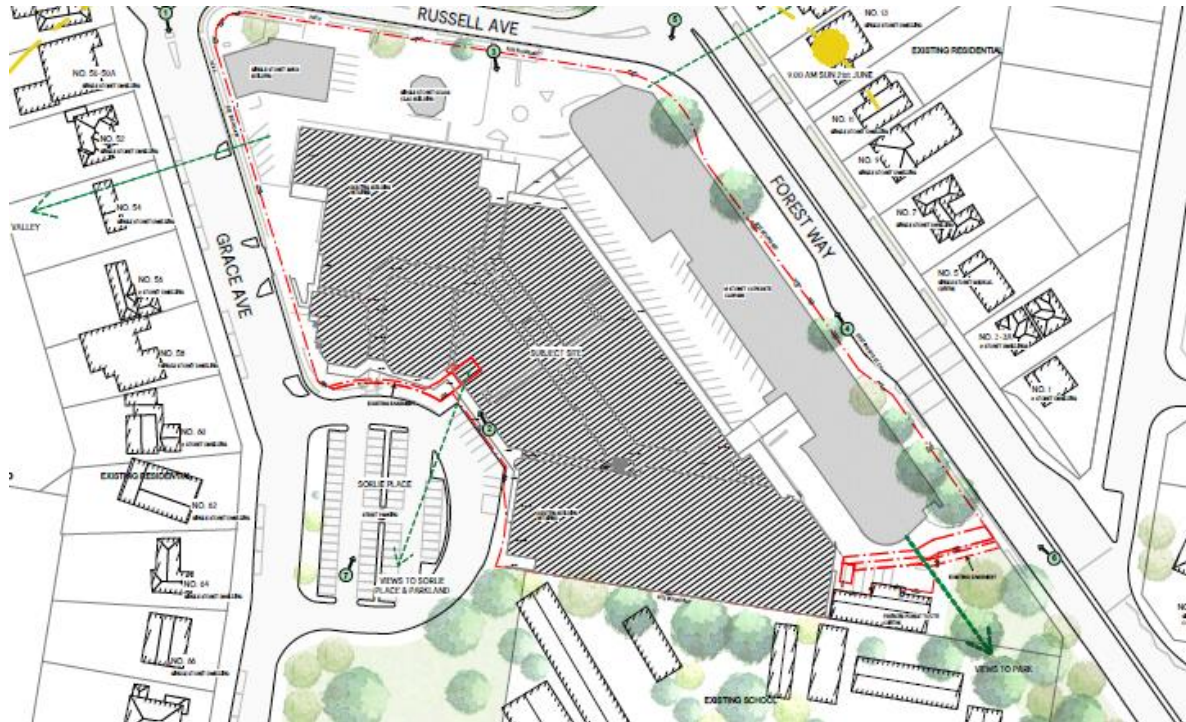
1. Pre-start introduction meetings with Stakeholders
2. Daily site induction of all new personnel involved with the project
3. Daily toolbox meetings of Hutchinson Builders employees
4. Site notice boards
5. Weekly toolbox meetings of subcontractor's employees
6. Weekly site safety inspections
7. Weekly stakeholder meetings
8. Weekly subcontractor meetings
9. Monthly PCG meetings
10. 24 hour 7 day Hutchinson Builders contact numbers
11. Complaints Register
12. Evacuation Procedures
13. Excavation Permits
14. Access Permits
15. A Construction Liaison Committee is to be established prior to commencement of any work to ensure that demolition and construction related impacts can be dealt with. The Construction Liaison Committee will meet at monthly intervals with interested groups throughout the construction process.

3. Introduction

3.1 Extent of Work Site

The construction site is located on the proposed redevelopment at the Forestway Shopping Centre, Frenchs Forest, NSW. The site is located between two key districts – Residential Dwellings flanking the site to the north, east and west with the Frenchs Forest Public School to the south.

Location Map

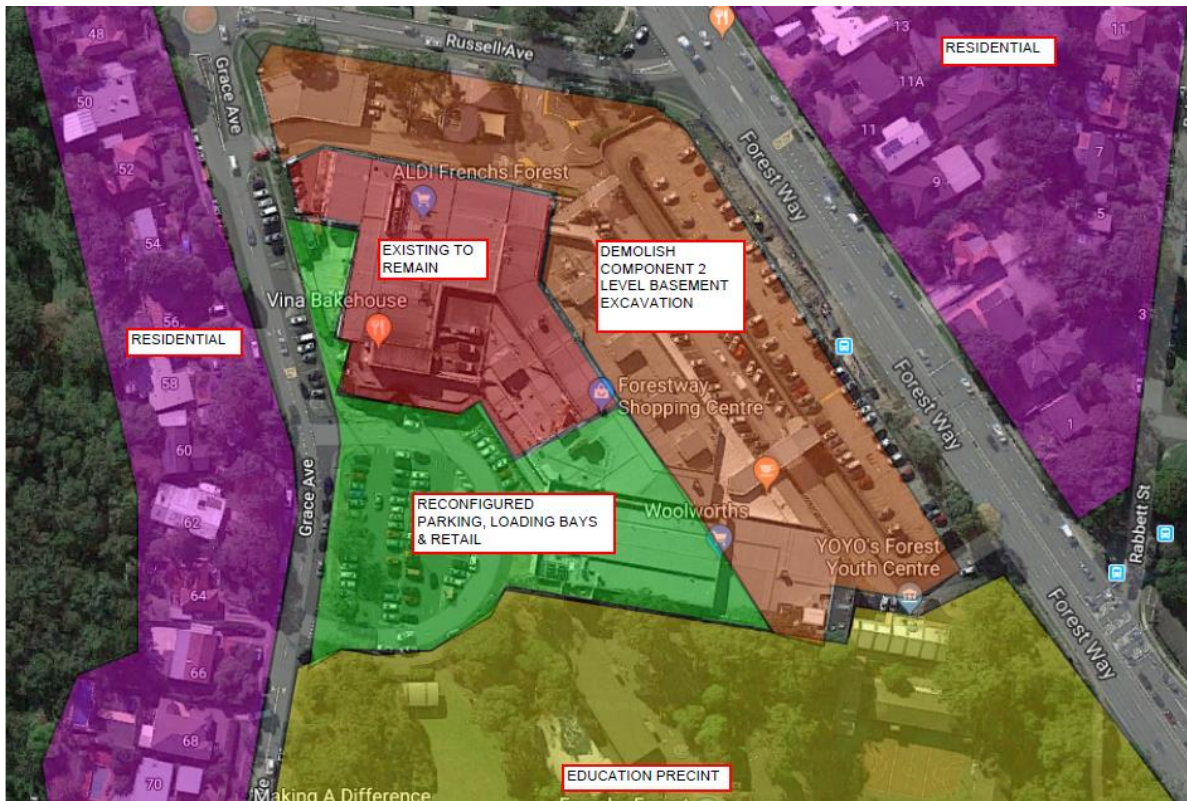


The site location plan is shown above. It is located within the existing Forestway shopping centre at the corner of Forest way and Russell avenue, Frenchs forest. The site is bounded by Forest way to the east, Grace avenue to the west and Russell avenue to the North. It is relatively flat, situated on a local high plateau. To the west of the site, beyond Grace avenue the ground slopes steeply (between 15° to 20°) west towards Lane Cove river. The southern section of the site, comprising the residential area, has a gentle (<5°) slope to the south, towards Warringah road.

The Forestway Shopping Centre Sydney site currently comprises the following properties:

Forest Shopping Centre Properties

- Aldi Major Tenancy (Red Zone)
- Several Minor Tenancies (Orange Zone)
- Ongrade Parking and Loading Bay Facilities (Orange and Green Zones)
- Woolworths Major Tenancy (Green Zone)

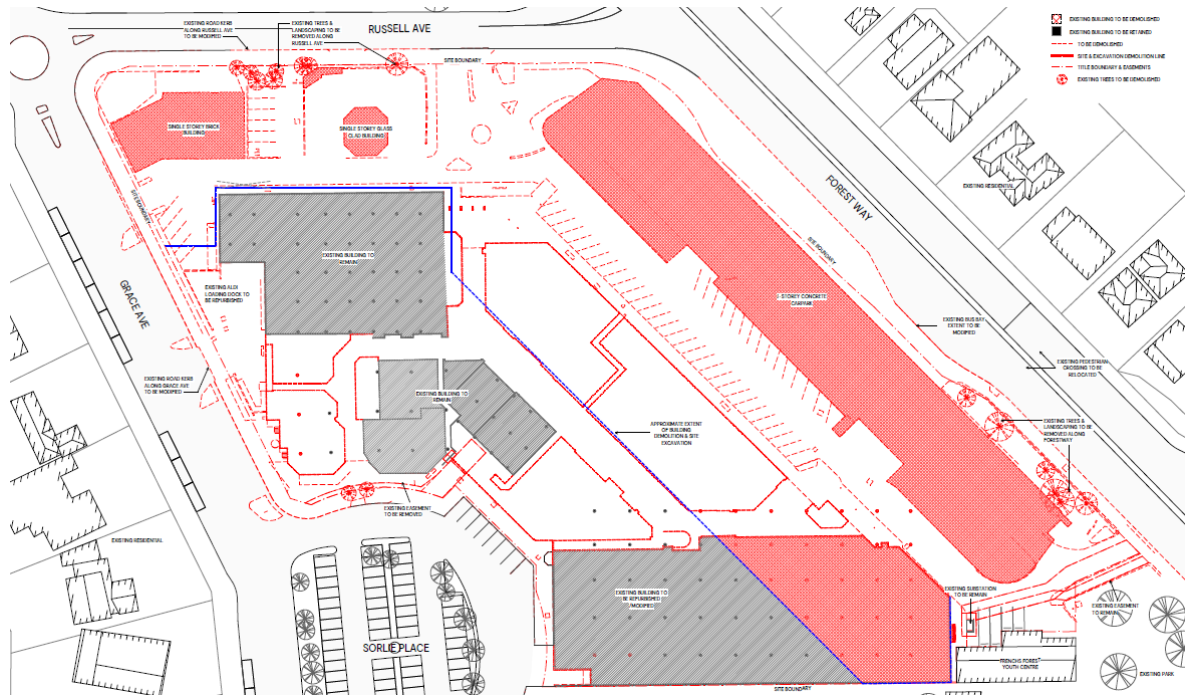


Aerial of Forestway Shopping Centre Sydney precinct

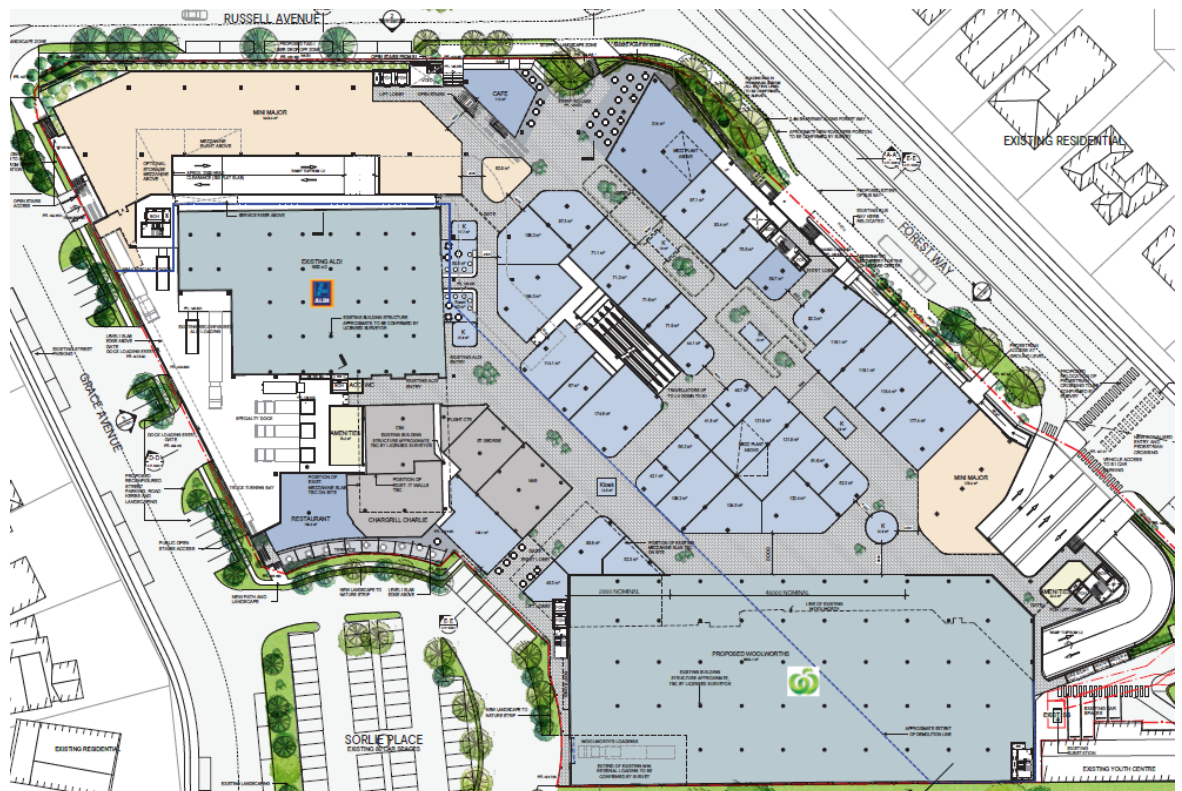
The Forestway Shopping Centre Sydney will comprise the demolition of non-heritage buildings and development of operational retail precinct including:

The proposed site redevelopment will be carried out in two stages.

The first stage will include the demolition of the existing carpark area on the east side of the development, and the construction of 5,400 m2 retail floor space over a two-level basement carpark.



Extent of Demolition at Ground Level

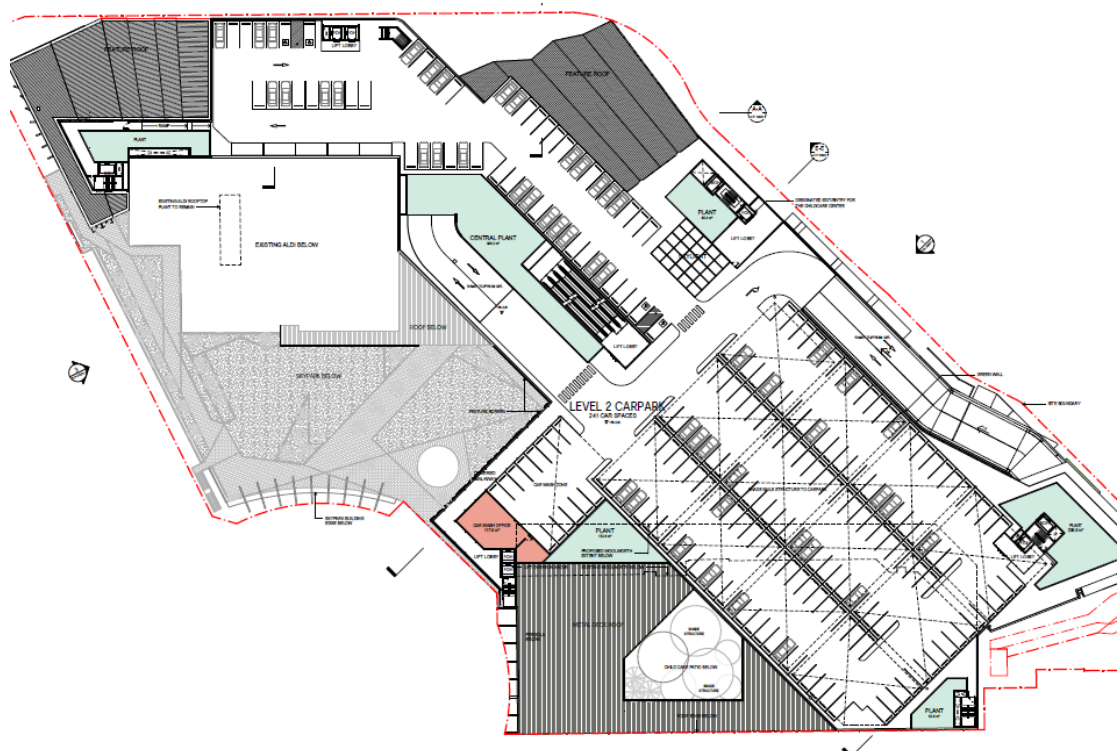


Proposed Stage 1 Ground Level (Noting 2 Level Basement Carpark to Eastern Side of Site)

In the second stage, additional 11,500 m² retail floor space may be added by raising the rooftop carpark one level and converting the present carpark to retail floor area.



Proposed Stage 2 Level 1 Footprint



Proposed Stage 2 Level 2 Footprint

3.2 Project Duration

The Project is expected to take 36 months.

Hutchinson Builders have recently undertaken a similar project within close vicinity of this site and understand the site characteristics, restrictions and difficulties during peak and off peak work hours. Hutchinson Builders have pre-planned the project to minimise any impact proper construction and the relevant public access.

3.3 Hours of Work

Hours of Work will be in accordance with times outlined in the relevant DA conditions and as follows:

Monday to Friday – 7am to 7pm

Saturday – 7am to 5pm

Sunday & Public Holidays – No Work

4. Site Establishment

4.1 Dilapidation Report

Prior to commencing work on site a full Pre-Construction Dilapidation Report will be undertaken by a Dilapidation Consultant for the adjoining properties

The adjoining properties include:

- Northern Boundary / Pathways to Frenchs Forest Primary School
- Yoyo's Forest Youth Centre

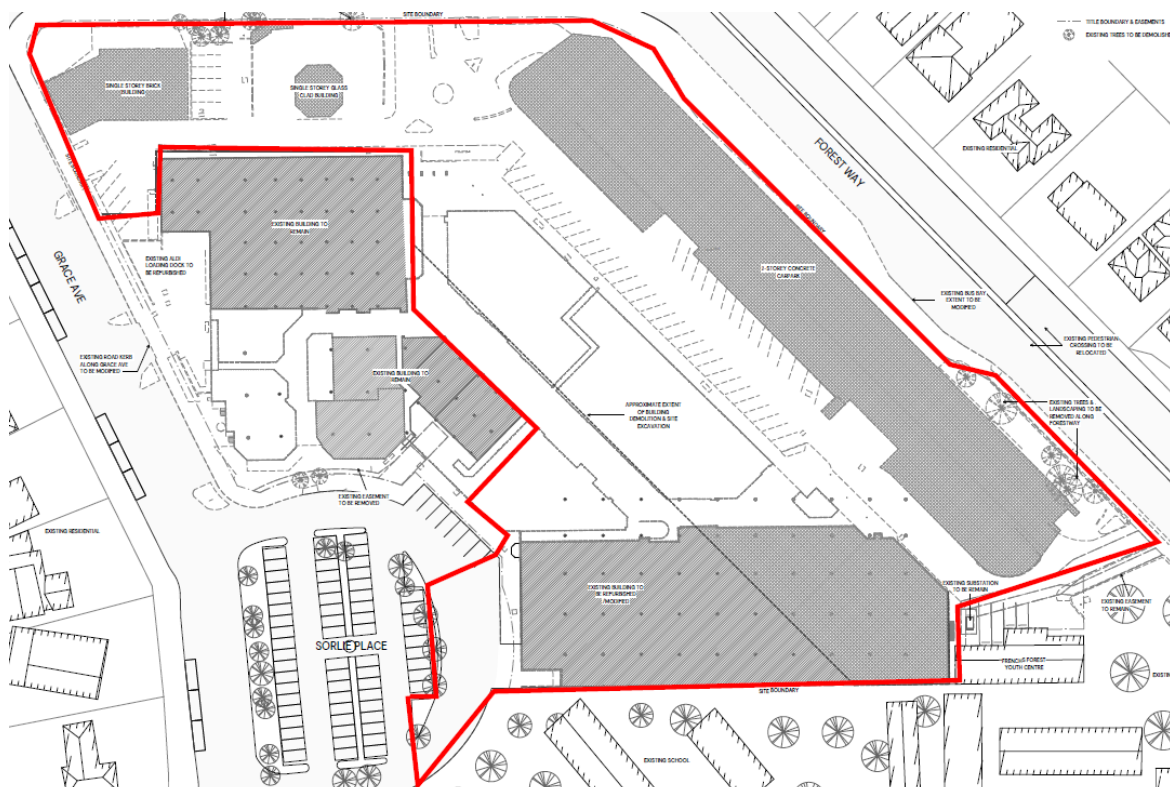
The neighbouring properties include:

- Frenchs Forest Primary School
- TMR Surrounding Roads, namely:
 - Forest Way
 - Russell Avenue
 - Grace Avenue

The Dilapidation Survey will encompass current structural, architectural, services and of the existing adjacent neighbouring properties, YoYo's Youth Centre, construction zones, infrastructure and roads. The Dilapidation survey will be issued to all neighbours and a post completion Dilapidation survey will also be completed for comparison.

4.2 Fencing & Hoardings

Upon possession of the site Hutchinson Builders will submit a hoarding application to council for a full perimeter fencing, locations will be coordinated with Local Authority and other relevant stakeholders. The extent of Site Fencing is shown in the figure below.



Proposed Stage 1 Site Fencing Plan

Internal Hoardings will be established where required to protect workers and adjoining properties such as the Operational Tenancies.

Internal Hoardings will be installed taking into consideration:

- Aesthetics
- Acoustics, vibration and dust nuisance.
- Operational requirements.
- Access requirements.
- Temporary waterproofing requirements.

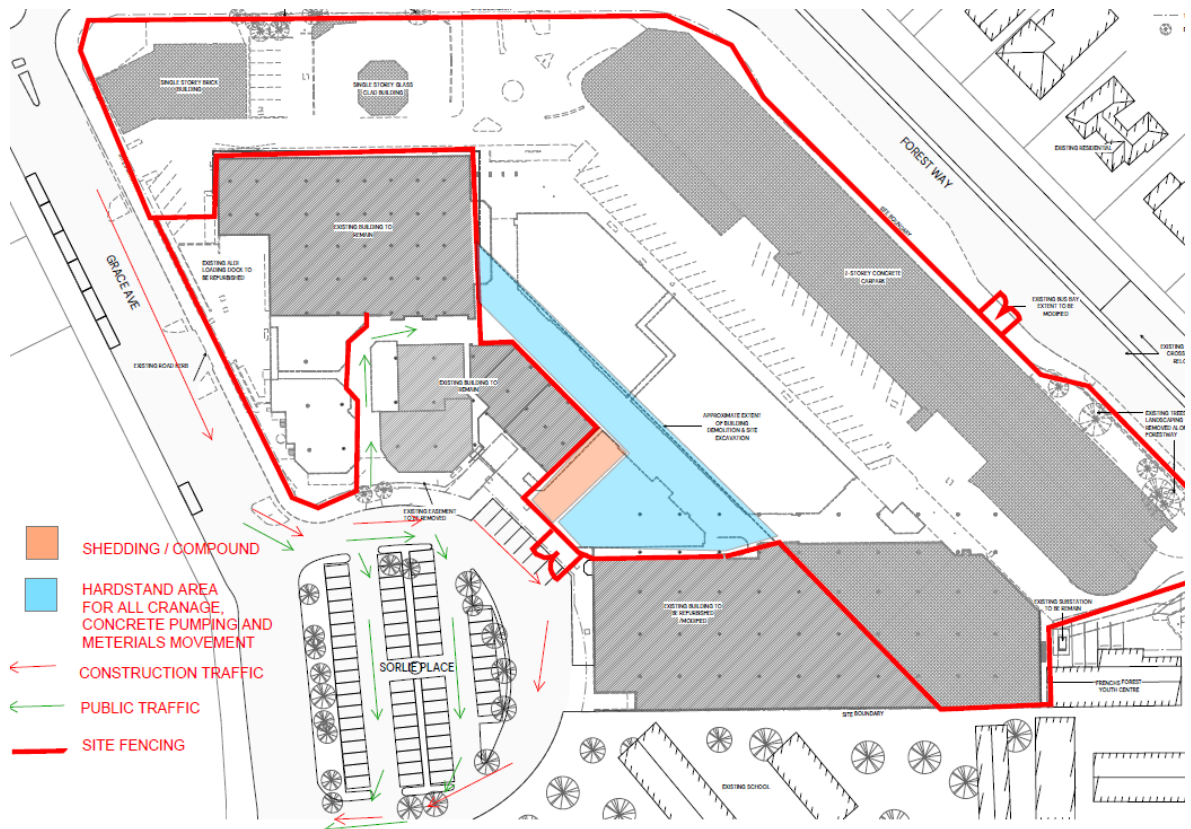
4.3 Work Zones

Hutchinson Builders will make applications with Local Authority for possible construction loading zones for the most suitable means of receiving deliveries and handling truck movements for the project.

4.3.1 Phase 1 - Site Establishment, Remediation, Demolition and Excavation

During Demolition and Excavation Phase a construction work zone will be established accessing the site via a ring road set up entering in and out of Sorlie Place. Following discussions with the Local Authority. It is anticipated that the hardstand area created by the demolition of the existing Minor Tenancies will provide sufficient laydown area for craneage, concrete deliveries, pumping and civil plant / machinery.

The Construction Work Zone will be used predominately for receiving deliveries, and waste / demolition debris removal, handling truck movements for the project and pumping of concrete to the project. To minimize the impacts of these construction zones, all deliveries will be booked-in with an appointed materials handling coordinator, traffic controllers will be stationed with the work zones at all times during construction hours to manage traffic and pedestrian movements and ensure compliance with the approved Traffic & Pedestrian Management Plan.



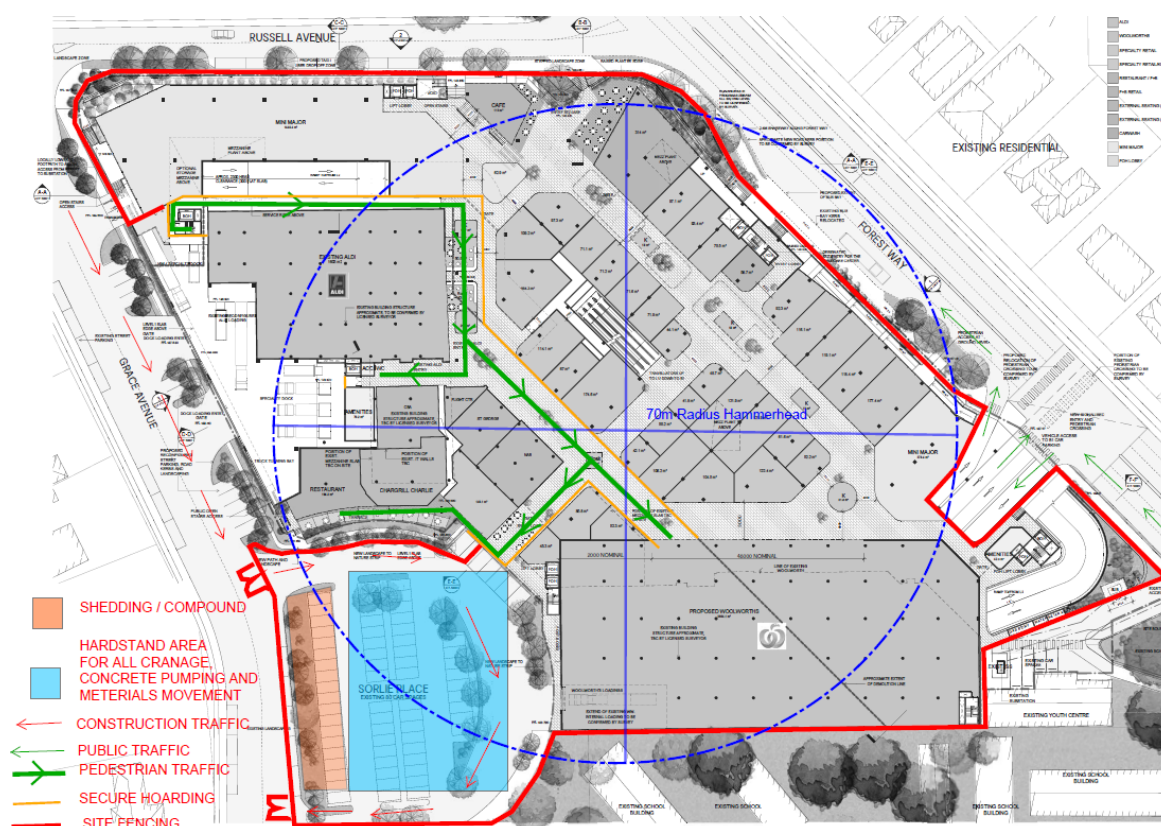
Proposed Phase 1 Site Plan Showing Stakeholder Access Nodes

4.3.2 Phase 2 –Structure, Fit out, Façade and Services.

During construction of the structure the site layout will remain as per the Phase 1 site layout until a point that the Basement works are completed inclusive of line marking, lighting (including emergency lighting) and statutory signage.

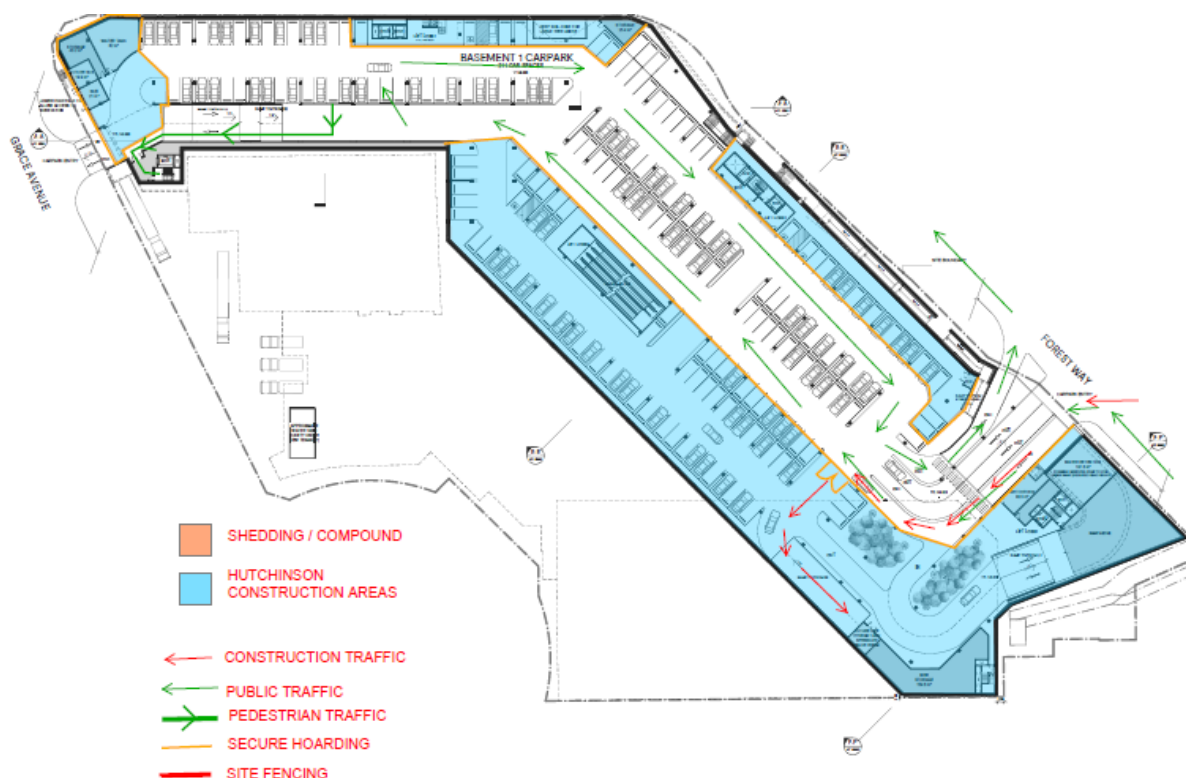
Due to the Operating Tenants on the site our submission looks to modify the site layout once the Basements works are fit for their operational purpose. The key points identified in stage 2 works are:

- Public Vehicular access is switched from Grace Street Ground level access (Sorlie Place Temporary Carpark) to enter the Level B1 Basement via Forest Way. As can be shown below this clearly delineates the construction zone (entering via the now larger construction setdown area in Sorlie Place) whilst the Public Vehicular access enters from on the opposite side of the site via Forest Way into nominated carspaces on Basement Level 1.
- The Aldi Loading bay zone remains open. Access remains via Grace Avenue.
- A Hoarded Pedestrian Access Route is provided leading up from the Basement Level 1 Stairwell West of Aldi that provides safe access for the public to Aldi, Woolworths and other operational minor tenancies without impacting the construction zone.



Proposed Phase 2 Site Plan Showing Stakeholder Access Nodes at Ground Level

- Secure Hoardings will be installed to delineate areas under construction on the level 1 Basement and to ensure that the public does not enter a stairwell leading to the Ground Level Construction Zone.
- A clear delineated path from the Level 1 Basement up to ground level via the Aldi Western Stair provides access to operational Tenancies.



Proposed Stage 2 Site Plan Showing Stakeholder Access Nodes at Basement Level 1

- Additionally Sub Contractor Parking shall be relocated to Basement Level 2 via a gate located within the hoarding on Basement Level 1. Subcontractors shall Access the site via a secure stairwell up to Ground Level.

4.3.5 Phase 3 – External Works & Landscaping

External works and Landscaping will affect the proposed work zones from previous phases, and will require extensive communications with Authorities and will need to be staged and sequenced taking into account surrounding infrastructure at the time.

4.4 Site Access, Site Accommodation and Amenities

4.4.1 Phase 1 - Site Establishment, Remediation, Demolition and Excavation

EXISTING ALBI LOADING DOCK TO BE REPURPOSED

EXISTING BUILDING TO REMAIN

APPROXIMATE EXTENT OF BUILDING DEMOLITION & SITE EXCAVATION

1-STOREY CONCRETE CARPARK

EXISTING EASEMENT TO BE REMOVED

EXISTING BUILDING TO BE REPURPOSED (MODEIFIED)

SORLIE PLACE

EXISTING SCHOOL

SITE BOUNDARY

POUND

EA
GE,
PING AND
'EMENT

TRAFFIC

Proposed Phase 1 Site Access node at Sorlie Place.

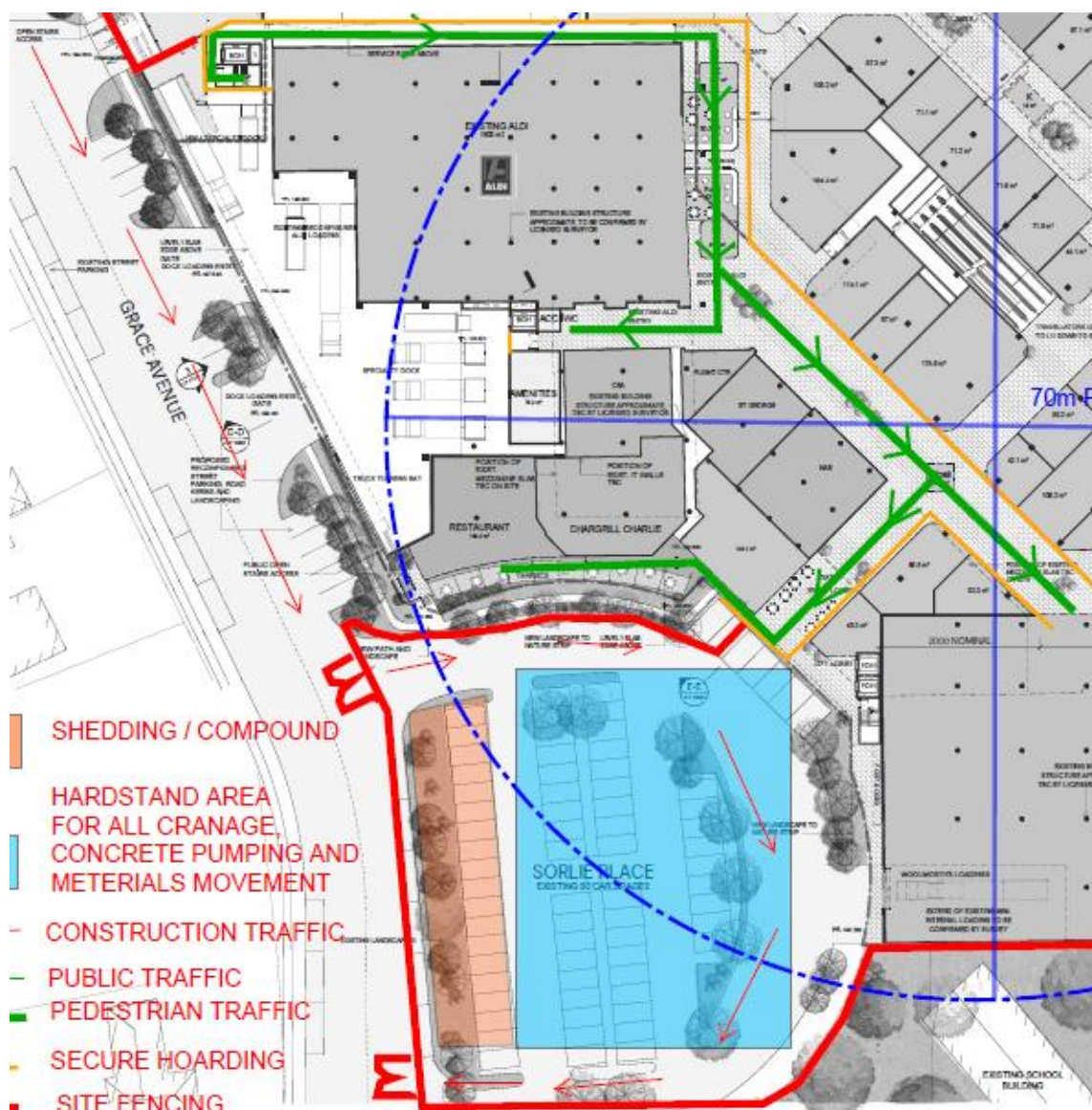
4.4.2 Phase 2 –Structure, Fit out, Façade and Services.

Phase 2 Site Access has 2 main zones.

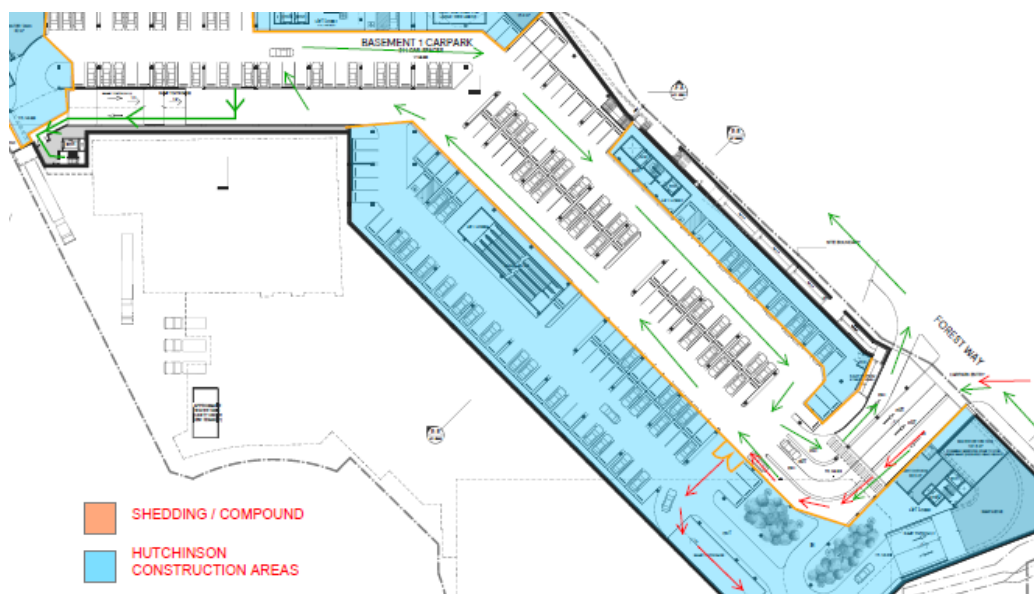
Grace

Street Frontage:

- Aldi Loading Bay to maintain operational deliveries to tenancies.
- Construction Access via modified Site fencing at the Sorlie Place Carpark area for construction deliveries
- Site Amenities will be constructed via temporary buildings located on the Western boundary of this compound including toilets, showers and change room facilities. The proposed layout can facilitate up to 200 construction workers with the ability to expand if required.
- The amenities will be built upon completion of the basement Level 2 & 1 works which are accelerated for Lighting (Statutory and Emergency), Linemarking to Basement Level 1 and Statutory Signage.



Proposed Phase 2 Site Access node at Sorlie Place.



Proposed Phase 2 Site Access node at Forest Way to Basement 1 (Public) and Basement 2 (Construction Parking)

The Forest Way Access node to the site provides secure parking for both:

- The public noting areas under construction remained hoarded with directional signage clearly showing public access route to operating tenancies above.
- Sub Contractor parking on Basement 2 accessed via a secured gate in the hoarding directly adjacent the entrance point to the ramp.

4.5 Materials Handling

The methods of material handling procedures during the course of construction works are outlined as follows:

4.5.1 Deliveries

Deliveries will generally managed through construction zones.

Grace Street shall remain the main access points for materials in and out of the site for Phases 1 and 2 of the project noting the area increases significantly upon completion of Phase 1 with all Public Traffic diverted to enter via Forest Way Basement entry ramp.

Concrete will be transported via mobile pumps working sequentially from the North West Corner of the site back towards the Southern end of the site. It is anticipated that a temporary basement entry ramp will lead into the excavated zone with ground and Basement Level 2 slabs progressing as mentioned above. Basement Level 1 slabs will be reached via Concrete Boom Pumps situated on the non excavated hardstand area. Where Boom Pumps are unable to reach a line pump shall run to individual pours to achieve the pour with placing vehicular loads on suspended slabs.

A materials handling co-ordinator will be appointed to manage all deliveries, traffic controllers

will be stationed with the work zones at all times during construction hours to ensure that the Traffic Management Plan adhered to.

Cranes

A hammer head tower crane will be installed to service the material handling for the project. The tower crane installation will provide safe erection and loading of new structure installation of precast panels, structural steel and trade waste removal via skip bins.

Mobile cranes will be utilised as required to supplement vertical materials handling.

An all-terrain telehandler fork lift will be used for general day to day movement and lifting of materials and equipment.

4.5.3 Hoists

The construction methodology does not require the use of hoists.

The goods lift will be protected and utilised as a builders lift as required for internal material movement.

4.5.4 Concrete Pumping

Concrete pumping will be occur within the construction site confines using mobile boom pumps.

The mobile boom pumps will be setup in dedicated areas adjacent to the specific pours with barriers in place to appropriately separate the plant from workers.

4.5.5 Scaffold & Edge Protection

The form of edge protection for the building structures above ground floor will be perimeter scaffold.

The scaffold will also facilitate access for façade works to be undertaken, and then dismantled upon completion.

4.5.6 Rubbish Removal

Demolition materials and excavated spoil will be disposed via truck and dog trailers on a wait to load strategy.

Construction rubbish will be removed via hook type skip bins to a registered waste disposal facility.

4.6 Construction Site Services

The construction site will require the use of power, water and sewer during the period of construction.

A metered temporary main switchboard will be installed and commissioned by the site electrical contractor from the Ausgrid mains supply. All temporary power required for the site accommodation, amenities, plant and new construction activities will be fed from the temporary board.

Temporary water and sewer will be sourced by tapping into existing supply and infrastructure with separate metering.

4.7 General Erosion & Sedimentation Control

Sedimentation and erosion will be controlled using conventional techniques including silt fences, forming of catch drains, sediment filters and excavation of a control pond.

4.8 Site Security

The building will be made secure as soon as practically possible with temporary doors, hoardings and other measures put in place to prevent unauthorized access.

Patrolling guards will monitor the site during the early construction phases, with a static guard engaged during the final stages of the project.

1. Project Methodology

5.1 Phase 1 – Early Works

5.1.1 Site Establishment

Upon possession of the site, a metal fencing (ATF) will be erected to the construction site perimeter to delineate it from the occupied buildings within the precinct.

The Site Office and temporary accommodation and amenities will be established within the Sorlie Place Compound Area. Site signage will be erected displaying project details as required by the Principal and DA conditions of consent.

5.1.2 Demolition

This phase of works will involve the demolition of existing structures and trees identified to be removed as part of the works.

Wherever possible demolished materials such as concrete hardstand will be retained for reuse on site.

5.1.3 Earthworks, Piling & Retention Systems

The existing concrete slabs across the site are to be retained with engineered fill imported and compacted to achieve the Basement Level 2 Carpark Platform.

Following the controlled engineered fill, the piling and detailed excavation will commence with spoil generated during the boring of piles retained and utilised as fill where required.

As piling progresses footings and inground services such as civil drainage will be constructed prior to slab on ground works over.

The new retention wall design is subject to review and approval from the local Authority and RMS.

5.2 Phase 2 – Structure

As the detailed excavation progresses, pad footings and bases will be poured followed by preparation and pouring of slab on grounds.

The construction methodology identified as most suitable for this project is a two stage pour sequence.

This allows for the primary concrete structure to be constructed in its entirety prior to topping slabs being constructed once the main building is completely enclosed.

Each level of structure from car park level 2 up to and including the Level 2 Carpark levels shall be constructed as seven pours, and resourced with two separate labour crews for efficient cycling between pours.

Perimeter scaffold will be erected to provide edge protection.

5.3 Phase 3 - Facade

As the structure progresses structural steel and precast panels will be installed to the perimeter façade and followed by the metal roofing.

5.4 Phase 4 - Fit out

Closure of the façade will minimise exposure to inclement weather and allow the fit-out trades to commence.

Initial fit-out sequencing will involve all high level works and construction of partition walls essentially working top-down from level 2 to level 1.

Once the slabs have cured finishes will be undertaken to the retail areas. At the same time works to the car park levels, plantrooms, entries, amenities and Minor Tenancy areas will occur concurrently with apartment works.

5.5 Phase 5 – External Works & Landscaping

Emphasis will be placed on construction of the new substation kiosks and the pursuit of permanent power as soon as possible.

Upon complete removal of building perimeter scaffolds, the majority of the site will be free for external works. External works include concrete road paving, extensive hard and soft landscaping works to be carried out and completed as final inspections and defects are attended to within.

Finally all remaining site fencing will be removed in preparation for handover.

2. Work Health & Safety Plan

Prior to any works being undertaken on the Forestway Shopping Centre Sydney project, a project specific Site WHS Plan will be prepared by Hutchinson Builders and signed off by Senior Management. The project specific Site WHS Plan merges the company WHS Plan and outlines responsibilities, planning and controls during construction of the Project.

The following is a summary of the Site Management Plan's subsection - Site WHS Plan.



Work Health & Safety Policy
 HB-HSEQ-P-001

Hutchinson Builders is committed to conducting its activities so that the health, safety and wellbeing of all workers and other parties who may be affected by the business' activities are not compromised.

The leadership team shall demonstrate this commitment by:

- Establishing a safe and healthy working environment designed to prevent work related injury and ill health
- Setting objectives in alignment with industry best practice and continual improvement targets
- Complying with all relevant statutory duties, regulations and codes of practice
- Identifying the risk to the health and safety of those potentially impacted by construction activities and utilise the principles of the Hierarchy of Control to reduce such risk to as low as reasonably practicable
- Involving all workers and sub-contractors in the continuous improvement of health and safety matters through effective consultation processes
- Providing information, instruction and training for workers to increase personal understanding of workplace hazards, and foster effective supervision
- Delivering the support, assistance and resources to ensure an integrated rehabilitation program is provided for workers who have sustained injury or illness

Health and safety is an individual and a shared responsibility of all workers and other persons involved with the construction operations. We emphasise the requirement to comply with safe work practices at all times so that no person is exposed to, or exposes others to, a health and safety risk.

Hutchinson Builders recognises there is no task so important that it releases the Company, its managers or workers from their responsibility to ensure a safe work environment.


Greg Quinn
 Managing Director

Date 2 March 2017
Version 5

 **AS/NZS 4801:2001**
 SAFETY MANAGEMENT SYSTEM



Work Health & Safety Management Plan

Project Name

Version 10.0 – 28/07/2017 – Uncontrolled if printed

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Work Health & Safety Management Plan
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3. Environmental Management Plan

Prior to any works being undertaken on the Forestway Shopping Centre Sydney project, a project specific Environmental Management Plan will be prepared by Hutchinson Builders and signed off by Senior Management. The project specific Environmental Management Plan adopts the company Environmental Management Plan and outlines responsibilities, planning and controls during construction of the Project.

The following is a summary of the Environmental Management Plan.



Environmental Policy
HB-HSEQ-P-002

Hutchinson Builders operates within the construction industry and is committed to the delivery of construction activities through environmentally responsible practices from inception through to completion.

The leadership team recognises that the role in the protection of the environment to the extent to which we control is the cornerstone of our success.

The leadership team shall demonstrate this commitment by:

- Developing processes and procedures to identify, prevent and mitigate undesirable environmental impacts
- Establishing a framework for setting and monitoring environmental objectives
- Complying with all relevant statutory duties, regulations and codes of practice
- Championing the use of best practice environmental techniques and continuous improvement initiatives
- Implementing an effective monitoring and review process
- Conducting operations in accordance with approved environmental procedures
- Fostering a collaborative approach between senior management, workers and all external parties to achieve a responsible environmental outcome in all company activities

This Environmental Policy shall be communicated to all persons working on behalf of Hutchinson Builders to provide an understanding of the environmental objectives of the business.

Those persons involved with Hutchinson Builders operations shall be encouraged to exercise environmentally responsible practices into their everyday lives.


Greg Quinn
Managing Director


Date 2 March 2017
Version 5

 **ISO 14001:2015**
ENVIRONMENTAL MANAGEMENT SYSTEM

4. Quality Management Plan

Prior to any works being undertaken on the Forestway Shopping Centre Sydney project, a project specific Quality Management Plan will be prepared by Hutchinson Builders and signed off by Senior Management. The project specific Quality Management Plan adopts the company Quality Management Plan and outlines responsibilities, planning and controls during construction of the Project.

The following is a summary of the Site Management Plan's subsection – Quality Management Plan.



Quality Policy
HB-HSEQ-P-003


Hutchinson Builders operates within the construction industry and is committed to the delivery of construction activities that are fit for the intended purpose and in line with client product expectations.

The leadership team recognises that the continual success of Hutchinson Builders is reliant upon the delivery of a product that is constructed in accordance with the agreed design and without any contingent legacies.


The leadership team shall demonstrate this commitment by:

- Establishing quality objectives in alignment with industry best practice and Hutchinson Builders learnings from the internal continual improvement process
- Complying with all relevant statutory duties, codes, standards and contractual requirements
- Aligning company processes with ISO 9001 criteria
- Ensuring that workers at all levels of the organisation maintain a focus on quality
- Monitoring outputs throughout the duration of the construction process for alignment with the endorsed quality process
- Promoting quality as the fundamental responsibility of every worker at all levels of the business

Hutchinson Builders recognises that quality in the design and delivery of our projects is an individual and shared responsibility of all parties involved.


Greg Quinn
Managing Director

Date 2 March 2017
Version 5

 **ISO 9001:2015**
QUALITY MANAGEMENT SYSTEM

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Traffic Management Plan

Prior to commencement of works on site, Hutchinson Builders will engage an accredited traffic consultant to prepare a formal Traffic Management Plan to be included within the Site Management Plan.