



SCOPE OF WORKS

YALGOO CARAVAN PARK CHALETS

INCLUDES ONE AS1428 ACCESSIBLE UNIT

FOR BRICK / MASONRY OR FRAMED CONSTRUCTION (INC RAMMED EARTH WALLS)

**TO BE READ IN CONJUNCTION WITH
THE GENERAL SPECIFICATION + THE ADDENDA TO SPECIFICATION
THE DRAWINGS + DETAILS PREPARED FOR THIS JOB**

OWNER: Shire of Yalgoo

JOB: Yalgoo Caravan park Chalets Apr 2020

SITE: Yalgoo Caravan Park

PARTICULARS

Job Number: Apr 2020 (Revision 130420)

Designer: Roly Brando / B. Env Des. UWA 2006
E rolybrando@bigpond.com M 0423228041

Builder: TBD / By Tender Through the CEO Shire of Yalgoo

Owner: Shire of Yalgoo / Yalgoo Caravan Park

Site: Yalgoo Caravan Park, Gibbons St. Yalgoo
Wind Region A / Climate Zone 4 / Designated Bushfire Prone Zone ("BAL Low")

DOCUMENTATION SET FOR YALGOO CARAVAN PARK CHALETS APRIL 2020

WORKING DRAWINGS	1. WD00 Rev 130420 Working Drawing Set 24/24
	2. WD IE1.0 Rev 130420 AS1428 Wheelchair details set supplement 4/4
DOCUMENTATION	3. GENERAL SPECIFICATION FOR BRICK / MASONRY OR FRAMED CONSTRUCTION (INC RAMMED EARTH WALLS) Rev 130420
	4. ADDENDA TO SPECIFICATION Rev 130420
	5. SCOPE OF WORKS Rev 130420
	6. RAMMED EARTH SPECIFICATION (5) Monolithic Stabilised Earth Walling
	7. EXISTING UNITS ONSITE PHOTOGRAPHS Rev 130420

This Document shall be read in conjunction with the General Specification, the Addenda to the Specification and the Drawings and Details forming the Documentation.

UNLESS OTHERWISE INDICATED, SELECTED BUILDER TO:

1 Preliminaries

- 1.1 Engineering** Engage and pay a suitably qualified structural engineer to provide engineering certification for footings + concrete pad, any subsoil drainage requirements, Rammed Earth walls, Timber Wall + Roof framing / Roof tie down and any other structural engineering required by local authority. The Builder is responsible for determining soil classification and site compaction certification prior to pouring footings / slab.
- 1.2 Certification** Arrange and pay associated local shire fees for Planning Approval as required. Building Licence fees / levies, Independent Building Surveyor Certification (BA1), Energy Rating Certificate. Any other consultants required by the Shire of Yalgoo to obtain building permit.
- 1.3 Design Documentation** **NOTE: (Architectural Design Documentation and Drawings for Tender stage commissioned and paid for by the Shire of Yalgoo (Owner))**
- Subsequent alterations to the Architectural Drawings and / or Documentation by the selected Builder / or the Owner by negotiation with the Designer.*
- The Drawings and Documentation, original computer generated files and hardcopy+ PDF printed matter shall remain the property of the Designer. The Owner (Shire of Yalgoo) shall retain copyright to hardcopy+ PDF (computer printed to file) printed matter.*
- 1.4 BAL** Bushfire Attack Level (BAL) Deemed "**BAL LOW**" by the Owner (Shire of Yalgoo) BAL ASSESSMENT(BASIC) REPORT 15 FEB 2020.
As per AS 3959 Construction in Bushfire Prone areas. Section 4 BAL Low "Insufficient risk to warrant specific bushfire construction measures"
- Ember attack minimisation is indicated on the drawings and the Addenda to the Specification.
- Roof ridge vent constructed to BAL 12.5 / 19 standard. Anticon reflective foil roof blanklet under roof sheets, minimise gaps at exposed rafters bird boards where they enter the roof cavity. Bushfire Management Plan is the responsibility of the Owner if required.

2. Site Works

- 2.1 *Site* Clean compactable fill to 100 deep may be required under the pad / footings to achieve compaction and final levels. Clean fill approx 400 – 500 deep has been recently brought in and compacted in layers by the Shire of Yalgoo to bring the site to within 100 of the finished floor level of the existing adjacent units. The surrounding site must be formed to divert stormwater away from the new pad / footings for a minimum of 3.0m all round and as per NCC 3.1. Site soil report and engineering will determine if subsoil drainage is required.
- 2.2 *House pad* Clean compacted sand as per engineers details.
- 2.3 *Security fencing* Install and maintain approved security fencing to prevent unauthorised people from entering site during and after hours. Remove from site at end of works.

3. Plumbing / Septics / Ablutions

- 3.1 *Septic Tanks* **(BY OTHERS)**. Septic system to AS3500 by suitably qualified licensed plumber. Two (2) separate systems by others. One to service proposed units / one to service future similar units to be installed prior to commencing construction on site.
- 3.2 *Septic hookup* The Builder is responsible to arrange for a suitably qualified licensed plumber to hookup the new units to the relevant pre-installed septic tanks system.
- 3.3 *Builders toilet* Builder to arrange for suitable site toilet to be installed / maintained and removed from site on completion of works.
- 3.4 *Cold water* Plumbing to be connected to existing water supply onsite. Builder is responsible for connection to existing water supply onsite, the Owner is responsible for any upgrade to the main supply that may be required.

4. Power

- 4.1 *Power submain* **(BY OTHERS)** Submain box adjacent to site installed by suitably qualified licensed electrician prior to commencement of building works on site.
- 4.2 *Builders pole* Builder to arrange and pay for installation of temporary builders' power supply box on pole by suitably qualified licensed electrician and to arrange removal from site on completion of work.

5. Building works

Two (2) "handed / mirror image" short term accommodation units with connecting carport to be built on site as per the Drawings and the associated Documentation. The attached steel framed carport between the two units provides under cover carparking and fire separation.
One unit to be wheelchair accessible to AS1429 / 2009. (See the Drawings)

The building works are to comply with the Engineers specifications, BAL requirements (BAL Low) and any other required consultants report. All building works to relevant Australian Standard / National Construction Code and local authority requirements.

THIS IS THE SCOPE OF WORKS REFERRED TO IN THE BUILDING CONTRACT

DATED: _____

BY THE PARTIES THERETO, AND FOR THE PURPOSE OF IDENTIFICATION

Owner 1

NAME

SIGNATURE

WITNESS

WITNESS NAME AND ADDRESS

DATE

Owner 2

NAME

SIGNATURE

WITNESS

WITNESS NAME AND ADDRESS

DATE

Builder

NAME

SIGNATURE

WITNESS

WITNESS NAME AND ADDRESS

DATE