



# Temporary Overflow Workers Caravan Accommodation Facility

**Construction Scope of Works**

Shire Of Northampton

19 February 2024

→ **The Power of Commitment**



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# 1. General

The project Scope of Works includes all works required to provide a temporary overflow workers caravan accommodation facility supporting disaster recovery in Kalbarri as a result of Severe Tropical Cyclone Seroja in April 2021.

This Scope of Works shall be read in conjunction with the contract document and tender drawings.

The Contractor shall ensure that all work performed, and all materials specified, at a minimum, comply with all relevant and current:

- Regulations, Codes, or Standards.
- Requirements prescribed by relevant regulatory authorities.
- National Construction Code (NCC).
- Australian Standards, as applicable.

If any items in this Scope of Works conflicts with the contract documentation, the more stringent requirement will take precedence.

## 1.1 Background

STC Seroja, a category 3 cyclone, impacted the coastline of Western Australia which led to the declaration of disaster event AGRN965 in accordance with the Disaster Recovery Funding Arrangements of Western Australia (DRFAWA). This project is to be delivered in accordance with the DRFAWA requirements.

## 1.2 Definitions

The following definitions shall apply for interpreting the Scope of Works.

Item	Description
Principal	Shire of Northampton.
Contractor	Party awarded the Contract to complete the Works.
Superintendent	The Kalbarri Coastal Remediation Project Superintendent will be overseeing the Works for the Principal.
Works	All construction works required to deliver the project as defined by the Scope of Works, Specifications, drawings, and Contract documents.

## 1.3 Location of the Works

Kalbarri, or Wutumalu, as it is known to the Nanda people, is in the Mid-West Region of Western Australia approximately 150km north of Geraldton, in the Shire of Northampton. The townsite is situated on the southern banks of the Murchison River and is bordered by the coastline to the west and is surrounded by the Kalbarri National Park to the east and south.

The proposed temporary workers caravan accommodation facility is located on Lot 500 Anchorage Lane.

The location is shown in Figure 1.



Figure 1 Site location of temporary overflow workers caravan accommodation facility

## 2. Site Information

### 2.1 Geotechnical Investigation and Survey

A geotechnical investigation was not undertaken at part of the design development phase.

A drone survey was conducted at the start of the design phase and forms the basis of the reinstatement design.

### 2.2 Site Conditions

Site photos are provided in Appendix A

## 3. Description of the Works

### 3.1 General Items

The Works include the provision of all labour, supervision, materials, tools, equipment, and plant necessary to complete the construction of the temporary overflow workers caravan accommodation facility. The work generally comprise the following:

- Site setup and establishment
- Survey and setout

- Provision of all Management Plans and supervision to undertake the works
- Provision of all HSE and OHS requirements
- Obtaining approvals for undertaking works where required
- Locating and protecting services prior to commencing work
- Liaison with Western Power and Water Corporation, as required
- Testing, Quality Control and Quality Assurance requirements
- As constructed plans on completion of the Works. All waste and debris shall be correctly disposed of at the Kalbarri Landfill facility
- Site cleanup and demobilisation

## 3.2 Summary of the Works

- Disconnection, removal and safe disposal of all existing cabling associated with services becoming redundant within the area of works.
- Clearing, site preparation and earthworks
- Construction of a 7m wide gravel access road
- Construction of two sealed parking spaces as well as a disabled parking space
- Installation of linemarking for the sealed parking area
- Construction of a 30mm asphalt crossover on Anchorage Lane
- Construction of two unsealed parking spaces
- Construction of 15 caravan sites with compacted gravel surface
- Replacement of the existing access gate with 2x3m wide access gate
- Installation of chain link fence and tie into existing fencing
- Construction of a service vehicle access gate 2x3m wide and unsealed parking bay near the transportable ablution facility
- Construction of 0.6m high limestone block retaining walls
- Construction of a concrete staircase from the sealed car park to the shelter footpath with handrails
- Construction of a disability access ramp with handrail and tactile indicators
- Construction of concrete footpaths and staircase with handrails
- Blue metal aggregate surface covering around the proposed transportable ablution facility
- 100 mm heavy mulch to be placed on batter slopes and all disturbed areas on site
- Installation of a steel framed shelter, solar shield and 2.4m high privacy screen on a concrete base slab. Shelter to match with other shelters within Kalbarri. Shop drawings to be provided for review and approval.
- Installation of two Replas table and bench seating areas. Replas product required to match other existing picnic tables used within Kalbarri. Proposed product details to be provide for review and approval.
- Installation of a premium barbecue, hot plate and sink, with wastewater, water and electrical supply. Proposed product details to be provided for review and approval.
- Installation of a bin stall with a concrete floor and an external tap adjacent to the transportable ablution facility near the service parking area
- Installation of a portable toilet dump point
- Installation of wastewater reticulation, including reticulation to caravan sites
- Wastewater connection inside Lot 500 Anchorage Lane (205m in length)
- Installation of water reticulation, including reticulation to each caravan site
- Electrical works
  - Supply and installation of new solar bollard lighting.
  - Supply and installation of new weatherproof switched socket outlets, and its associated cabling.

- Supply and installation of new Site Main Switchboard, Building Main Switchboard, and Distribution Board.
  - Supply and installation of new incoming submain cables.
  - Supply and installation of new protective devices.
  - Discrimination and grading of new protective devices.
  - Supply and installation of new underground PVC conduits.
  - Supply and installation of new power pits.
  - Supply and installation of new submain cables to the proposed ablation building Distribution Board. The Electrical Trade shall liaise with the supplier of the transportable ablation facility.
- Connection of water, waste water and electrical services to the transportable ablation facility inlet and outlet points.

### **3.3 Works by others**

- Bins will be provided by the Shire
- Fire extinguishers will be provided by the Shire
- Installation of proposed transportable ablation facility excluding connection to services.
- Western Power to supply and install new WPC unipillar and connection to unipillar, including demolishing of existing power pole, and aerial lines in the area of works.
- Western Power to supply and install the Service Protection Device in the Site Main Switchboard.

### **3.4 Site Establishment**

The Contractor's site establishment shall include, but is not limited to the following:

- Mobilisation of all plant and equipment required to undertake the Works.
- Site establishment of site office, ablutions and consumables as required.
- Arrangements for suitable accommodation and messing facilities for staff.
- Positively locate, mark and protect all the services.
- Survey and get approvals from all the service providers prior to commencement of the Works.
- OHS Plan, Quality Plan, Environmental Management Plan, Traffic Management Plan, Inspection and Testing plans are to be approved prior to commencement of the Works.

#### **3.4.1 Construction Water and Power**

Water and power for use during construction is to be supplied by the Contractor.

#### **3.4.2 Construction Materials**

Generally, materials are to be obtained from commercial sources.

The Contractor is required to identify appropriate sources of gravel and water for construction. The Shire Works Manager can be contacted to discuss potential sources.

### **3.5 Site Management**

#### **3.5.1 Site Access**

Site access, including construction traffic movements, shall be coordinated in consultation with the Superintendent and included in the Contractor's Traffic Management Plan.

Nearby caravan park as well as other existing facility on Lot 500 shall be considered and interruptions shall be kept to a minimum.



A Construction Risk Assessment Workshop (CRAW) shall be completed and submitted prior to commencement.

### 3.5.2 Laydown Area

The Contractor shall be allocated a laydown area in close proximity to the work site.

The Contractor shall confine their work area to the locations agreed. No other area will be permitted for use by the Contractor unless approved by the Superintendent.

The Contractor at his own expense shall provide and maintain proper sanitary conveniences for the use of the workmen engaged on the works. Such conveniences shall be kept clean, shall comply with Local Government requirements and shall be removed at the completion of the works.

### 3.5.3 Management, HSE and supervision

The Contractor Management and Supervision shall include, but not limited to the following:

- All requirements set out in the approved Plans (Quality, HSE, TMP, Environmental etc)
- Undertake all necessary project management and obtain any necessary approvals required for the Works including traffic management plans, permits, reporting requirements and meetings (internal and external).
- Supervise construction activities.
- Supply of all safety, environmental and communication equipment required to undertake work, including PPE, and installation of appropriate temporary signage.
- Provide survey and equipment where required for the purposes of setting out, conformance checks and quantity measurement.
- Ensure plant operators have completed competency training and hold all required working certifications required for this contract in accordance with Contractor's safety management policy. This should include but not limited to the following:
  - All personnel on site to be inducted to the Contractor's safety management system.
  - All personnel on site must be trained and assessed to be competent by Contractor prior to working on site.
- Provide barricading, signage, warning lights, et necessary to provide a safe working area for both the Contractor's workers and the pedestrians.
- All security measures required for the Works.

### 3.5.4 Hours of work

The hours of work shall be restricted to 07.00 am to 18.00 pm depending on daylight conditions. A roster is to be agreed with the Principal. Should any changes to the agreed roster be required, approval is to be sought from the Principal.

## 3.6 Workmanship

The Contractor shall ensure that all Works are carried out by competent supervisors, operators, tradesmen and labourers experienced in this type of Works.

The Contractor shall ensure that any material used in the Works and standard of workmanship conforms to the express requirements of the Contract or, in the absence of any such express requirements, shall be of a kind which is suitable for its intended purpose and consistent with the nature and character of the Works. This includes that the workmanship or materials meet the manufacturer's recommendations for application or installation, workmanship or materials abides by the warranty requirements, and that the warranties are supplied to the Principal.

### **3.7 Environmental Protection**

- The Contractor shall minimise damage to the environment as detailed within this Scope of Works. The Contractor shall:
- Comply with all the applicable Environmental Laws and shall adopt methods in the performance of the Works that shall reduce to the greatest possible extent practicable, disruption or damage to the environment caused by or during the performance of the Works.
- Effect and maintain all approvals, licences, permits and other authorisations required under State and Commonwealth Laws, safeguards and standards, to conduct the Works.
- Take such measures as may be necessary to prevent contamination, destruction or impairment of the environment.
- Where the Contractor does not take effective action to minimise damage to the environment, the Superintendent may direct the Contractor to undertake specific measures within such time as may be deemed as necessary to ensure compliance with the provisions of the Scope of Works. Where the Contractor fails to take action within the time specified by any direction, the PM may take such actions as may be necessary to minimise damage to the environment.

### **3.8 Traffic Management**

The Contractor shall undertake all necessary traffic management requirements including:

- Submit a TMP in accordance with the Shire of Northampton's traffic management requirements for review and approval prior to mobilisation.
- The intent is that public access to work site will be restricted during the Works, but where this may not be possible, the TMP is to provide a safe working environment for both construction workers and the public.
- Provide traffic management as per the approved TMP.

### **3.9 Vegetation clearing**

All clearing shall be in accordance with Shire of Northampton's requirements and as directed by the Superintendent. The Contractor shall clear what is reasonable to undertake the Scope of Works. Clearing permits and requirements to be confirmed with Shire of Northampton prior to commencement of any clearing activities.

### **3.10 Services**

The Contractor shall submit a Before You Dig Australia inquiry to cover the actual period of the Works, locate any services on site, liaise with necessary service providers and protect services as necessary to undertake the Works.

The Contractor shall confirm levels of services where it may interfere or be affected by the proposed Works. The levels of the services and survey of existing services shall be submitted to Superintendent prior to commencing Works in order that any potential clashes or interference are identified early to prevent from asset strikes.

### **3.11 Quality Assurance and Quality Control**

The Contractor shall undertake all testing, Quality Control (QC) and Quality Assurance (QA) requirements as per the Technical Specifications and this Scope of Works.

### **3.12 Construction Drawings**

The below list of drawings set out the construction works. These are to be read in conjunction with this Scope of Work document, the Technical Specifications and contract documents.

Table 1 Construction Drawings

Drawing no./ Document ref.	Description/Title
12596020-GHD-01-02-DRG-CI-00001	LOCALITY PLAN AND DRAWING LIST
12596020-GHD-01-02-DRG-CI-00100	GENERAL LAYOUT PLAN
12596020-GHD-01-02-DRG-CI-00200	SITE CROSS SECTIONS SHEET 1 OF 2
12596020-GHD-01-02-DRG-CI-00201	SITE CROSS SECTIONS SHEET 2 OF 2
12596020-GHD-01-02-DRG-CI-00300	ACCESS RAMP PLAN
12596020-GHD-01-02-DRG-EL-00100	SITE ELECTRICAL SERVICES LAYOUT PLAN
12596020-GHD-01-02-DRG-EL-00200	ELECTRICAL SERVICES SINGLE LINE DIAGRAM
12596020-GHD-01-02-DRG-HY-00100	WATER RETICULATION PLAN
12596020-GHD-01-02-DRG-HY-00200	WASTEWATER RETICULATION PLAN
12596020-GHD-01-02-DRG-HY-00300	SECTION AND DETAILS
12596020-GHD-01-02-DRG-LA-00100	SHADE STRUCTURE GENERAL ARRANGEMENT PLAN
12596020-GHD-01-02-DRG-ST-00001	STRUCTURAL NOTES
12596020-GHD-01-02-DRG-ST-00100	CONCRETE DETAILS SHEET 1 OF 2
12596020-GHD-01-02-DRG-ST-00101	CONCRETE DETAILS SHEET 2 OF 2
12596020-GHD-01-02-DRG-ST-00200	TYPICAL RETAINING WALL DETAILS

### 3.13 Technical Specification

The Works shall be undertaken in accordance with the Technical Specification (*GHD Technical Specifications, February 2024*).

# Appendices

# **Appendix A**

**Photos: Temporary Overflow Workers  
Caravan Accommodation Facility**

## Temporary Overflow Workers Caravan Accommodation Facility – Site Photos



*Photo 1 Upper terrace – proposed location for shelter and ablution facilities. Gravel access can be used during construction.*



*Photo 2 Upper and lower terraces*



**Photo 3** *Area to be developed with caravan stands and access road.*



**Photo 4** *Existing double gate at proposed facility entrance, location of proposed disability accessible ramp from lower terrace to upper terrace.*



**Photo 5** Existing fence to be repaired. New fence to tie in.



**Photo 6** Existing monument to be retained. Location of proposed shelter with seating and BBQ facility.





**Photo 7** Existing water meter



**Photo 8** Existing power connection to be upgraded and replaced by Western Power.



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