

CLEARCON Mt Gravatt Townhouses

Our clients organise the necessary approvals such as Development Applications, Development Permits, Electricity connection, Urban Utilities Water Approval

1A Prior to starting construction there are a number of approvals required:

Statutory Approvals –

1. Electricity supply permits –

If the site does not have available supply the electrical contractor can make an enquiry with the Distribution Network Service Provider (DNSP) for an indicative estimate of costs (client has 20 bus days to make a decision)

If supply available, the electrical contractor will need to enter into Network Connection Agreement with the DNSP. If the application is for a standard connection contract, the DNSP will advise of an offer within 10 bus days

After agreeing to connection offer, electrical contractor will prepare the premises for connection and the electrical contractor will submit an Electrical Work Request (EWR) to the DNSP and a copy sent to the client's preferred electricity retailer.

Once all forms received, DNSP will visit the premises to carry out the work within 5 bus days.

Submit to Development Services, evidence of an agreement with an electricity supplier to provide necessary services to the development in accordance with the relevant Brisbane Planning Scheme Codes.

2. Water and sewerage connection approvals -

A Water Approval application will need to be submitted to Queensland Urban Utilities. This process works in conjunction with the DA process.

Evidence is required that a connection is available.

A standard connection for residential developments is usually completed within 5 days.

Civil Drainage –

- permit from QUU is required
- traffic permits required depending on size and location of the works
- water shut downs are sometimes necessary for a new service 100mm or larger

Submit As Constructed Drawings and Certification to Development Services prepared by a Registered Professional Engineer Queensland.

3. Telecommunications –

Submit to Development Services, certification from an authorised telecommunications carrier/contractor, that the works and infrastructure have been undertaken and installed in accordance with telecommunications industry standards.

4. Development Application –

A DA (DA-PA-Material Change of Use Development Permit – Multiple Dwelling) was submitted to Brisbane City Council via Town Planning Alliance. This included a copy of all drawings. BCC reviewed the application and it was approved subject to the Approval Conditions outlined in the Approval Package. The Currency Period will end on 03/11/2026. The client has a right of negotiation with the BCC and a right of appeal to the Planning and Environment Court against the conditions of the approval (in accordance with the Planning Act 2016). These rights will lapse after 20 business days.

Further development permits are required to carry out the building work under the Building Act:

- Carry out Building Work – Development Permit
- Carry out Operational Work – Development Permit

Sustainability Requirements

The National Construction Code (NCC) Volume 1 Section J outlines the requirements for energy efficiency. This townhouse development would be classified as Class 1a building under A6.1 and a Class 10a building under A6.10

This development complies with the Queensland Development Code MP 4.1 Sustainable Buildings.

- Complies with 2009 BCA Vol 2, 3.12.1.2 Roofs
- Complies 2009 BCA Vol 2, 3.12.1.3 Roof Lights
- Project compliance with 3.12.1.4 External Walls
- Complies 2009 BCA Vol 2, 3.12.1.5 Floors
- Complies BCA 2009 Vol 2, 3.12.2 External Glazing
- Complies BCA 2009 Vol 2, 3.12.3 Building Sealing –
Any openings within the building envelope such as windows, doors and the like must be constructed to minimise air leakage when forming part of the external fabric.
- Complies BCA 2009 Vol 2, 3.12.4 – No ceiling fans required

Insurance Covers

Before commencing works onsite we as the Subcontractor must provide the Contractor a copy of the following insurance COC's:

Public Liability – Indemnifies the insured parties for any legal liability to third parties for property damage and personal injury;

Workers Compensation through Workcover Qld – Covers us from claims and legal costs incurred from death, injury or illness of employees and workers;

Contract Works – Covers accidental risks of physical loss or damage to the contract works during construction and third party liabilities;

Industrial Special Plant – Covers plant (machinery) owned by the Subcontractor and any plant hired in

Directors & Officers Insurance – protects the personal assets of the directors and officers and their spouses in the event they are personally sued by employees, vendors, competitors, investors, customers, or other parties, for actual or alleged wrongful acts in managing a company.

Each new contract is forwarded to our insurance brokers to be reviewed by the underwriter for the Public Liability clauses they have us insured for.

Particular attention is paid to any clauses which may potentially expose us to greater risk of liability of claims against us.

Changes may need to be made where the Contractor is named on the policy.

1B**Main Trade Components**

- Civil earthworks
- Electrical
- Scaffolder
- Silt Fence installer
- Surveyor
- Plumber
- Carpenter
- Concreter
- Painter
- Landscaper
- Demolition Contractor
- Mulching Services – clearing and disposal of vegetation from site
- Soil Tester
- Geotechnical Engineer
- Retaining Wall specialist
- Asbestos Specialist
- Steelfixers
- Bricklayer
- Tiler

Stages and Timeframes of construction (170 days total)

1. **Site Establishment – 25 days**
 - Demolish existing house and shed
 - Asbestos Removal
 - Install Temp Fencing and signage
 - Site Office and amenities
 - Site Survey
 - Set out basement cut, height datum & PP location
 - In ground services location
 - Sediment and erosion controls installed
 - Strip site topsoil & cut to northern boundary
 - Construct entry egress incl shaker grid
 - Soil testing
 - Temp water and temp powerboard, property pole
 - Connect power
2. **Slab/Base – 38 days**
 - Bulk excavation to basement cut
 - Surveyor to pin footings for blockwork and columns
 - Retaining wall and pad footings excavation
 - Concrete Sleeper Retaining walls
 - Delivery of steel and steelfixing to footings
 - **Engineer to inspect Steel to footings**

- Pour footings
- Install inground electrical & hydraulic services
- Lay basement blockwork walls & columns
- **Engineer to inspect blockwork walls**
- Corefill blockwork
- Waterproofing and tanking to retaining walls
- Lay agg pipe, gravel and backfill blockwork retaining walls
- Earthworks import and compact cbr layer to ground
- FRP basement level entry slabs
- Install framework to suspended slab
- Surveyor to pin corners of suspended slab
- Steelfixing to suspended slab
- Install structural steel
- **Engineer to inspect suspended slab reo**
- Place and finish concrete to suspended slab
- **Engineer to inspect blockwork walls**

3. Structures (Frame) – 31 days

- Erect scaffolding to first floor
- Lay & core fill blockwork party walls
- Install ground floor timber wall framing
- Install timber beams & joists to first floor system
- Install sheet flooring to floor system
- Lay & core fill blockwork party walls to roof
- Erect scaffolding to roof level
- **Engineer to inspect blockwork walls**
- Install first floor framing
- Install roof trusses
- Install tie downs & bracing
- **Engineer to inspect frame**
- Prep external stud frames for cladding
- Install internal bulkheads
- Install roof battens, fascia & gutters
- Install insulation and roof sheeting
- Install metal wall cladding & final flashings
- Install internal timber stairs install handrails & balustrades

4. Lockup – 38 days

- Install sarking
- Install windows and doors
- Install wall cladding & trims
- Install soffit linings
- Install downpipes
- Install aluminium screens
- Clean external windows

- Remove scaffolding
- Plumbing rough in
- HVAC rough in
- Electrical & data rough in
- Cabinetmaking and shower screens/mirrors

5. **Fit-out – 28 days**

- Internal wall linings
- Battening to roof trusses
- Insulation to walls
- Sheet plasterboard and villaboard linings
- Set & sand plasterboard joints & square set
- Fit out jambs, architraves & skirtings
- Fit out doors & rough in door furniture
- Cutout & install manholes
- Electrical cut & strip
- HVAC cut out vents
- Waterproofing to wet areas
- Floor & wall tiling to internal wet areas
- Tiling to splash backs and vanity kicks

6. **Practical Completion Stage – 10 days**

- Painting – cladding & downpipes
- Spray sealer to internal walls, coat and roll ceilings
- Pre-paint check prior to final coat
- Paint interior walls and ceilings
- Painting of gloss trims, doors and archs
- Painting touch-ups
- **Landscaping (concurrent to other works)**
- Install boundary fencing
- Dig, prep & pour strip footing for front blockwork fence
- Lay blockwork walls to front boundary
- Render fencing
- Install aluminium infill panels
- Concrete driveway and footpath
- Covercrete to crossover
- FRP council footpath
- Complete soft landscape works
- **Completion**
- Final internal & external clean
- **Certifier inspection**
- Rectify any issues for certifier
- Certificate of occupancy received
- Defects inspection

1C Potential Industry conditions that can affect construction times

- Weather
- Availability of materials
- Changed conditions of the contract work – additional scope
- Delay due to COVID-19 – affects the supply of plant, materials and or labour
- Strike, lockout demarcation or industrial dispute
- Variation to the contract
- Another trade has been delayed which directly affects other sequential trades

1D Site Establishment requirements before construction starts

- Access and egress – contract allows for the construction entry egress including shaker grids and construction access road where all persons, machines and deliveries can enter and exit safely during work times
- Earthworks – In ground services location for cable, SW/Sewer, Comms etc to be undertaken as part of the Site Survey. Sediment and erosion controls installed. Bulk and detailed excavation to prepare the works area for building
- Electricity Supply – Installation of 240 volts will be supplied on site by the Main Contractor using Temporary distribution boards within the site compound. Subcontractor to supply leads.
- Rubbish and waste disposal – All rubbish is to be removed to bins provided on a regular and progressive basis. Removal of surplus excavation material off site as work is completed. Every effort to minimise the generation of waste materials on this project shall be made to ensure a minimum 80% of waste is recyclable.
- Signage – In accordance with BCC general requirements erect an Information Sign on the property. The sign should provide a brief description of the development proposed, list the name, postal and/or email address and a contact telephone number for the relevant parties that are undertaking work on the site: Developer, Project Coordinator, Architect, Builder, Civil Engineer, Civil Contractors and Landscape Architect. The sign is to be clearly visible from the street for a pedestrian. Erection should be prior to commencement of site works.
- Site Facilities – Main Contractor will provide space for erection of subcontractor's sheds. Toilets and washing facilities will be provided by the Main Contractor. Water and Boiling water for all reasonable purposes necessary under the Subcontract will be provided.
- Water Connection – plumber to perform disconnection of existing services prior to demolition of house
- Protection for adjoining owners – provide the neighbouring properties with notice of intended start dates and contact numbers

1E Establish Site Access Arrangements with the client

If access is needed to the site for any reason, please contact the site manager to arrange a suitable time.

Please contact the contractor if you would like to make any variations to the contract works.

Keep in regular contact throughout the construction phase to check progress against the programme.

Contract Variation/Site Instruction Request

0996

Company (Requesting Variation): CIVIL Carsburg			
Postal Address: 207 Elliott Rd.		State/Territory: QLD	Postcode: 4014
Project Name: HOWSAN ST. MT GRAVATT EAST			
Project Address: 24 HOWSAN ST. MT GRAVATT EAST			
Contractor's Representative: A. Hawkins		Title: Project Manager	
Telephone: ()	Mobile: 0423 857 125	Fax: ()	
Variation Request Date: / /		Email:	

Client Company: CLEARCON	Client's Representative: Josh Brazier		
Telephone: ()	Title: Site Manager		Email:
	Mobile: 0421 399 999		

Variation Dates:	Proposed Commencement Date: / /	Proposed Completion Date: / /	Extension of Contract Time Requested Yes / No DAYS
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Under our Contract [Contract Number Contract Name] with you, we advise that a variation / site instruction is required as per details below:

Scope of Works and Detail of Variation / Site Instruction required (please indicate as applicable)

Pit hole for Asbestos 18 Holes 1ST BXC Labour Works Done

Our offer to undertake the abovementioned works as a variation to the contract is \$

NB: We have detailed the variation above but if further detail is required please contact us.

The above Variation is accepted by

(Client Representative) Josh Brazier (Signature) (Print name)

Name: A. Hawkins

Signature:

Position: Project Manager

Date:

6/3/2021

Variation Charge Sheet



PROJECT	Howsan St, Mt Gravatt East	DATE	06/03/2021
INITIATED BY	Arthur Hawkins	Instruction No.	
AUTHORISED BY	Brad Dearlove	CV No.	01
CHARGED TO	CLEARCON	IV NO	
DESCRIPTION	Asbestos removal Electricial		

[illegible]

Is this claim subject to time extension? If so provide details:

	Sub Total	\$ 3,514.90
	Overhead & Margin 10.0%	\$ 351.49
	TOTAL SUBMITTED (Ex GST)	\$ 3,866.39