AUS-SPEC CASE STUDY:
Great Lakes Council

Stuart Small, Projects and Contracts Engineer at Great Lakes Council has been using the AUS-SPEC specification system for the design, construction and maintenance of local government assets since 2002. Recently, Stuart used AUS-SPEC for a project to extend the Tea Gardens Industrial Estate, construct a new Waste Transfer Station and prepare the new Works Depot site. At $5.1 million, this was by far the largest project undertaken by this Council situated on the mid-north coast of NSW.

With AUS-SPEC Templates, Stuart was able to clearly and concisely document requirements for clearing and grubbing the site; constructing a tip shop building, a large steel roof structure, roadways, concrete hardstand, a vacuum sewerage system and stormwater drainage; and extending the water reticulation supply, the electricity supply and the telecommunications network.

Small highlights the ease of using and sharing AUS-SPEC documents with the contractors and the time and money saved. He says he only had a fortnight to complete the specification and other tender documents and explains that although this was made up of long days, “it’s very quick and I would have been in there for months trying to write it from scratch”.

“The technical specification template is there and it’s so clear, there’s no ambiguity […]. On that particular job there was some variation in regards to the ground conditions which the technical specification could not cover,” Small says. This variation only accounted for approximately five per cent of the entire project, which he describes as “minimal”.

Extension of the Tea Gardens Industrial Estate
This included the extension of one road, the construction of another and the creation of 12 industrial subdivision lots. Four lots were fully constructed and the remaining eight were partially constructed to enable the continued operation of the council’s existing Works Depot.

Associated works included the following:

- Construction of a large open stormwater drainage line.
- Construction of a vacuum sewerage system.
- Extension to the water reticulation supply.
- Extension to the electricity supply.
- Extension to the telecommunications network.

New Waste Transfer Station
This comprised the construction of a tip shop building, a large steel roof structure providing weather protection, a large concrete hard stand area, access and circulating roadways measuring roughly 350m long, and the necessary supporting infrastructure. The steel roof structure covers the concrete hardstand area and is 46.6m long x 19.6m wide, and is typically between five and six metres high and open on all sides Council subcontractors undertook bitumen sealing and asphalting on the project site under the direction and control of the contractor. Council supplied the nominated materials that it had readily available on contract.
Preparation for the new works depot site

The site works for the new works depot were limited to:

- Clearing and grubbing the site.
- Fencing the boundary.
- Construction of utility connections to the nominated points.

Entrance to the Tea Gardens Waste Transfer Station

Waste transfer station