

Policy 11: Land Development Guidelines

Section 9

9.0 Construction Procedures

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9.1 Introduction

As a consequence of Council inheriting the future maintenance and ecological responsibility for the sub divisional elements of the development, the cost burden of this maintenance will ultimately be with the ratepayers.

Therefore strict compliance with Council's requirements is necessary to ensure that the inherited facilities perform adequately for their design lives. The works ultimately accepted by Council should become a public asset, not a public liability.

Council requires that the ecological values both short and long term be considered during the Construction and Maintenance phases of the development.

At very sensitive ecological sites (as identified by Council) the submission of a construction program that ensures the minimisation of the impact on the environment may be required by Council.

9.2 Procedures

9.2.1 Prior to Site Works

Prior to site works commencing Council is to be notified of the following:

- i) Consultant's Representative;
- ii) Name of the Contractor and its Representative;
- iii) Pursuant to the Workplace Health and Safety Act, the name of the 'Principal Contractor';
- iv) Confirmation that all relevant approvals have been obtained in accordance with the Conditions of Development;
- v) Date of a pre-start meeting to be arranged by the Consultant in order that Council can indicate its inspection and certification requirements. Pre-start meeting cannot be booked unless any applicable bonds have been paid (e.g. Performance Bond).

9.2.2 Construction Phase

a) Project Notice Board

The Developer shall arrange for a Project Notice Board to be provided in a conspicuous location. Council may waive this requirement on small construction projects. The Project Notice Board (1200mm x 900mm minimum) shall clearly show the company name and contact phone number for the following:

- i) Developer;
- ii) Consulting Engineer;
- iii) Contractor;
- iv) Gold Coast City Council – Contributed Assets (Council's phone number must appear).

b) Water for Construction Purposes

The use of potable water for construction purposes is not permitted.

c) Recycled Water

The use of potable water is not permitted in activities associated with road and pavement construction, compaction of fill and dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where the applicant/ contractor/ developer decides to use recycled water, its use shall be in accordance with the requirements of the **Gold Coast Water Recycled Water Safety Plan** (the **Safety Plan**). The **Safety Plan** sets out the requirements for transport and use of recycled water. To register and obtain a copy of the **Safety Plan** and also to obtain a list of approved operators, the applicant/ contractor/ developer should contact Gold Coast Water.

'Potable water is defined as water treated to drinking water standards (**NHMRC Guidelines 1996**) and being available in Council's normal reticulated potable Water Supply system.'

'Recycled water is defined as treated wastewater in Class A, B or C in accordance with the **Queensland Guidelines for the Safe Use of Recycled Water (Draft 2004)**.'

d) Clearing, Grubbing and Earthworks

Clearing, Grubbing and Earthworks are to be performed in strict accordance with:

- i) The approved Erosion and Sediment Control Management Plan. It is the Developer's/ Applicant's responsibility to manage the construction process such that EPA guidelines are adhered to at all times;
- ii) Any approved Management Plan and associated documents (for example Vegetation Management, Stormwater Management, Open Space Management, Bushfire Management, Construction Management);
- iii) Current approved conditions and engineering drawings;
- iv) Council's current Standard Specifications and Drawings;
- v) Demolition works shall be carried out with the appropriate approvals in accordance with relevant Workplace Health and Safety Regulations.

e) Earthworks

Construction and Compaction of Earthworks is to comply with Council's **Standard Specification SS4 – Earthworks and Imported Topsoil**, relevant Australian Standards and any recommendations from the Project Geotechnical Consultants.

f) Blasting

Prior to any blasting work being carried out on site the Consultant shall instruct the Contractor to ensure that all relevant approvals and permits have been obtained.

In addition, the Consultant shall ensure that the Contractor complies with the Council's Notification Procedures in particular the requirement that the Contractor notify Council's Contributed Assets Section two (2) hours prior to blasting operations commencing on site.

g) Allotment Compaction

Unless otherwise specified by Council the Inspection and Testing frequency required shall comply with Council's **Standard Specification SS4 – Earthworks and Imported Topsoil**.

h) Sub-grade Testing and Pavement Thickness

Prior to works commencing the consultant is required to undertake onsite testing to verify the original CBR as proposed in the original design are consistent with those in-situ. The nominal sub-grade shall be prepared, tested and inspected by Geotechnical Consultants (NATA registered Laboratory) to determine a zoning of CBR results.

Sub-grade Testing and Pavement Thickness information should be forwarded to Council by the Consultant as early as possible. These test results (carried out by a NATA Registered Laboratory) and the Consultant's proposed pavement design should be received and approved by Council prior to Council's sub-grade inspection.

Pavement material shall be supplied and placed in accordance with Council's current **Standard Specification SS7 – Unbound Pavements**.

The minimum pavement and course thickness shall be as determined in **Section 3.3**.

Each pavement course should not be commenced until the previous pavement course has been inspected and/or approved by Council (unless otherwise advised by Council). Compaction tests of each layer are required and the Consultant is to ensure that all tests are satisfactory.

The Consultant shall use these results to design a proposed pavement thickness. This information shall be submitted to Council for approval. If the sub-grade is prepared in sand or loam material, the pavement material shall be placed in a manner which avoids contamination by disturbance of the sub-grade of the pavement material.

i) Sub-Surface Drainage

Council requirements are that sub-surface drains be constructed in accordance with Council's Standard Drawings and located under all kerb and channel, and median kerbs. Flushing points are to be located as detailed on the Standard Drawings.

Sub-surface Drainage at locations other than indicated above are to be approved by Council prior to kerb and channel and pavement construction commencing.

Where there is water ingress into the sub-grade after the subsoil drains have been constructed it may be necessary to construct mitre drains in the affected areas. This shall be approved by Council prior to construction of the mitre drains.

j) Water Supply Reticulation

The construction of Water Supply reticulation shall comply with Council's **Standard Specification SS2 – Water Supply Mains and Associated Works**.

During construction the Consultant shall make application to Council for live water supply connection. It is advisable that the consultant provide Council with written notice (including a copy of the approved Water Supply Reticulation Drawings) of the anticipated date required for live water supply connections. Prior to connection by Council the Consultant shall notify Council that the services are ready for connection;

Note Council will not commence works associated with the live water supply connection or disconnections until they have received the following:

- full payment of a current Council quote with receipt details;
- certification of the water main passing pressure and water quality testing.

k) Sewerage Reticulation

The construction of sewerage reticulation shall comply with Council's **Standard Specification SS1 – Construction of Sewerage Mains and Associated Works**.

At the commencement of construction the Consultant shall provide Council's relevant section with written notice (including a copy of the approved Sewerage Reticulation Drawings) of the anticipated date required for live sewerage connections.

Council will not commence works associated with the live sewerage connections or disconnections until they have received the following:

- full payment of a current Council quote with receipt details;
- certification of sewerage main passing pressure, ovality and vacuum testing and in accordance with **Section 9.4.2 d)**.

9.3 Council Inspections

9.3.1 General

During the construction phase the Consultant is expected to have adequate inspection systems in place and is responsible for exercising reasonable skill and diligence to ensure that the works are constructed in accordance with the approved Engineering Drawings and Specifications. Notwithstanding the Consultant's responsibility Council will conduct Inspections generally as set out in this Section.

Hold Point Inspections (HP-pass inspection before proceeding with this work item) shall be arranged within 48 hours notice. The following is the inspection regime:

- i) Prestart
- ii) Subgrade
- iii) Preseal
- iv) Uncompleted conditions/ works
- v) Practical completion
- vi) Final defects liability

Note: *Council may request additional Hold Point Inspections at the prestart meeting (for example pre-pour of any structural concrete elements).*

Where non-conformances are identified by Council inspections the consultant will be notified and he shall arrange for corrective action to ensure full compliance with specified requirements. The Consultant is to rebook the inspection once the corrective action has been completed and pay the appropriate re-inspection fee.

9.3.2 Sub-Grade/ Sub-Grade Replacement Inspection

Sub-grade/ Sub-grade Replacement Inspection will be arranged with Council by the Consultant.

This inspection includes:

- i) Verification of approved pavement depth;
- ii) A check to ensure that all unsuitable material (including organic matter) has been removed;
- iii) Load testing of pavement sub-grade with a single axle loaded water truck or similar (minimum load on rear wheels shall be 8 tonne). Deflections detected in the sub-grade indicating weakness may require rectification and re-inspection.

9.3.3 Sub-Base Pavement Inspection

Sub-base Pavement Inspection may be required by Council depending upon the results of **Section 9.3.2** above. In this event, elements of the sub-grade test procedure may be employed.

9.3.4 Service Conduit Inspection

Inspection of the service conduits by Council shall be arranged by the Consultant prior to the request for the Pre-seal Inspection.

9.3.5 Pre-Seal Inspection

Pre-seal Inspection of the pavement will be arranged with Council (by the Consultant). This inspection includes:

- i) Inspection to verify an even and acceptable cross fall complying with the development approval;
- ii) A check to ensure that sufficient depth is available to allow placement of the required thickness of the specified finished surface (asphalt surfacing, concrete segmental paving, stencilled concrete or 2 coat seal, etc);
- iii) A single rear axle loaded water truck or similar (minimum load on rear wheels shall be 8 tonne). Deflections detected will require rectification and subsequent reinspection;
- iv) A visual inspection to verify the area to be sealed has a tight mosaic surface suitable to accept a prime/seal;
- v) A check of manhole tops incorporated in the pavement to confirm they have been installed on correct grades to match the new seal;
- vi) Final approval of this inspection is dependent upon satisfactory pavement test results being submitted to Council.

9.3.6 Uncompleted Conditions Inspection

Verify works are fit for purpose as described in **Section 11: Bonding Requirements** of these guidelines.

9.3.7 Water and Sewerage Inspection

Where deemed necessary by Council random 'potting' inspections may be ordered in order to ensure compliance with Council's **Standard Specification SS1 – Construction of Sewerage Mains and Associated Works** and **Standard Specification SS2 – Water Supply Mains and Associated Works**.

The Consultant shall confirm all testing and certification is satisfactory prior to the 'On Maintenance' inspection.

Council may require (the applicant will be notified at the prestart meeting) that all thrust blocks be inspected prior to pouring of concrete. Inspections can be arranged by notifying Council 24 hrs prior to the proposed concrete pour.

9.3.8 Major Structures

Major structures include, but are not limited to the following:

- Major Culverts as defined by the current Bridge Inspection Manual as produced by Queensland Department of Main Roads;
- Chambers;
- Bridges;
- Pump Stations;
- Water Reservoirs.

Council requires to inspect the above items at major milestones (hold points). These hold points shall be identified at the Pre start meeting. In case of Bridges, Council have a set of Bridge Audit Compliance forms that can be utilised, Council may decide to use the Consultants documentation (ITP's) if it is satisfied that these documents comparatively will enable delivery of the same intent and are as adequately comprehensive as Council's documentation.

The Consultant shall confirm all testing and certification is satisfactory prior to 'On Maintenance' inspection.

9.4 Council On Maintenance Inspection

9.4.1 General

The purpose of the 'On Maintenance' inspection is to ensure that the Development has been completed in accordance with the development approval and current Council standards. Once approved at 'On Maintenance', the contributed assets are accepted as Council assets and opened to public use.

9.4.2 On Maintenance Inspection

The development works will not be formally accepted 'On Maintenance' until the maintenance security deposit has been lodged and a maintenance agreement entered into, roads open to the public, 'As Constructed' Drawings approved, all test results and certificates are submitted and approved in accordance with these Guidelines unless otherwise approved by Council.

'On Maintenance' inspections will generally include, but are not limited to, inspection of the following:

a) Earthworks and Roadworks:

- grades and profiles of roads, kerbing and footpaths;
- top soiling and seeding to prescribed areas;
- AC surfacing for texture and finish;
- street signs and line marking (in place);
- final allotment pegging;
- sub-surface drains flushing points, etc;
- street tree planting (if required);
- check all underground Public Utility Services (including water service) conduit markers in place;
- street furniture.

b) Stormwater Drainage:

- roads, pipes, structures, flow paths clear of silt and debris;
- no ponding of water on roads, in pipes, structures, kerbs or flow paths;
- turfing to prescribed areas;
- pipes laid to line and level;
- no damaged pipes or structures;
- no reinforcing steel exposed to cut off pipes;
- pipe penetrations to manholes finished off;
- quality of concrete work;
- check for unsound render work;
- converter slabs mortar bedded;
- manhole lids;
- correct drops through manholes;
- gullies and grates;
- overland flow paths to profile;
- inter-allotment drainage system;
- downstream culverts/ pipes and watercourses cleared of siltation;
- roof water drainage kerb outlets, if required;
- inter-allotment drainage pipes and manholes clean and dry;
- inter-allotment drainage pipes laid to line and level;
- correct manhole sizes, lids, locations;
- manhole lids finished to match finished surface levels and slopes.

c) Water Supply Reticulation:

- alignment and location check of system;
- hydrants and valves in accordance with the approved design;
- ensure height of valves and hydrants in accordance with Council's **Standard Drawings**;
- hydrant, valve and property service locations markers completed;
- specialised infrastructure complete (pumps, PRV's, reservoirs, etc).

Council requires that the Consultant provide written certification that Pressure and Water Quality Testing results have been carried out in accordance with Council's **Standard Specification SS2 – Water Supply Mains and Associated Works** and that these results be submitted with an accompanying plan ('as constructed'), for approval prior to any domestic connections to allotments. These test results should be submitted to Council as soon as they are available to ensure Council can expedite water connections.

In addition, the Consultant shall ensure live water supply connections have been completed.

d) Sewerage Reticulation

- alignment and location check of the system;
- manholes have been constructed in accordance with the Approved Engineering Drawings and the convertor slabs and surrounds are sealed watertight;
- visual Inspection of all sewer lines including benching;
- all RIGS systems are constructed in accordance with current Council Standards;
- where applicable pump and lift stations constructed in accordance with the Approved Engineering Drawings (in accordance with current Council Standards) with all pumping and electrical facilities in working order.

Council requires that the Consultant provides:

- i) Written certification that the Consultant or an approved NATA registered testing company has witnessed:
 - Air Testing of Sewers;
 - Vacuum Testing of Manholes;
 - Ovality Testing of Sewers;
 - Hydraulic Testing of Pressure Mainsin accordance with Council's **Standard Specification SS1 – Construction of Sewerage Mains and Associated Works**;
- ii) Certification from the supplier of ready mixed concrete that all concrete supplied for sewerage pump/ lift stations is in accordance with Council's **Standard Specification SS1**;
- iii) A written warranty in Council's name jointly from the manufacturer and applicator of the protective coating system of sewerage pump/ lift stations in accordance with Council's **Standard Specification SS1**;
- iv) A copy of the CCCTV inspection report and video in accordance with Council's **Standard Specification SS1**.

In addition, the Consultant shall ensure live sewer connections have been completed.

e) Road Bridge and Major Culvert Structures

Level 2 inspection according to **Bridge Inspection Manual of Department of Main Roads**, shall be carried out by a bridge inspector accredited by Main Roads. A paper and electronic copy of the report shall be submitted before a 'practical completion' inspection and shall be included with the 'as constructed' drawings.

Note: *The maintenance period for bridges shall be 12 months (minimum). Bridges incorporating timber elements shall be maintained for 18 months.*

9.4.3 Maintenance Period

The inspected works are to be placed 'On Maintenance' for a period of (12) twelve months, or as otherwise advised by Council, from the date of formal notification by Council.

During this period, responsibility and liability for rectification of defects and for any damage that may occur lies with the Developer, not the Council (unless the work may be directly related to Council activities). Steps should be taken to prevent damage occurring.

AC core tests and 28-day concrete cylinder tests not available at the 'On Maintenance' inspection must be supplied during the Maintenance Period.

In developments where there is an emergency situation, Council may under duty of care complete such work as necessary to ensure the safety of the public. Where such works are required due to defective works or materials supplied, Council will back charge the Developer.

9.5 Council Off Maintenance Inspection

9.5.1 General

The purpose of the 'Off Maintenance' inspection is to ensure that the constructed works have performed satisfactorily during the 'Maintenance Period' and that omissions and defects have been rectified.

9.5.2 Off Maintenance Inspection

The Consultant is responsible for ensuring that the works are presented in accordance with the Development Approval and accepted Engineering practice prior to requesting an 'Off Maintenance' inspection.

Failure to do so may result in cancellation of the inspection and/or the charging of a re-inspection fee.

'Off Maintenance' inspections will generally include, but are not limited to, inspection of the following:

a) Earthworks and Roadworks

- concrete kerbs and walkways/ bikeways;
- pavements and surfacing for deformation/ damage (including load testing);
- 80% coverage of specified grass to prescribed areas (**Note: Council may require turf in areas where high scour potential is prevalent**);
- all earthworks batters shall be stable and no scouring shall be evident;
- street signs and line marking;
- street tree planting (if required);
- kerb numbering.

b) Stormwater Drainage

- roads, pipes, structure, flow paths clear of silt and debris;
- no ponding on roads, in pipes, structures, kerbs or flow paths;
- turfing to prescribed areas;
- pipes for damage/ movement;
- exposure or corrosion of reinforcing steel;
- overland flow paths for profile;
- inter-allotment drainage system;
- downstream culverts/ pipes and watercourses cleared of siltation.

c) Water Supply Reticulation

- hydrants, valves and other fittings functioning and surrounds and associated markings shall be still clearly visible;
- ensure height of valves and hydrants in accordance with **Standard Drawings**;
- signs of any surface subsidence along alignment;
- other infrastructure components operational, ie. reservoirs, pump stations.

d) Sewerage Reticulation

- a CCCTV inspection of defective sewer lines;
- manholes and associated benching;
- no infiltration of groundwater into sewer lines/ system;
- signs of any surface deformation along alignment;
- no ponding of surface water above manholes;
- other infrastructure components operational, ie. sewerage lift and pump stations.

e) Road Bridge and Major Culvert Structures

- all defects identified during the Level 2 inspection and by Council officers shall be rectified before the 'off maintenance' inspection. Photographs shall support rectifications carried out in areas where there is no easy access.

f) General

- street lighting installed in accordance with the approved plans;
- retaining structures for damage/ movement;
- irrigation systems in non-open space area (if appropriate) are functional.

Following a satisfactory 'Off Maintenance' inspection, the Consultant should submit a written request to Council for acceptance of the works 'Off Maintenance', and release of the Maintenance Security Deposit.

9.6 Acceptable Tolerances

9.6.1 General

During the construction phase any works that are not in accordance with the development approval requires amended drawings to be submitted unless within with the following specified construction tolerances.

9.7 Bulk Earthworks

Certification of the Approved Engineering Drawings is sufficient provided the Works meet the following minimum tolerances and parameters:

a) Earthworks General

- Finished Surface Level $\pm 150\text{mm}$ (not to be less than the adopted flood level);
- Horizontal Alignment 150mm;
- The constructed minimum crossfall is not less than 1 in 200;
- Any variations to the Finished Surface Level of $\pm 150\text{mm}$ are approved by Council;
- Specific job tolerances have been met.

b) Batters

- Batter slopes are not steeper than 1 in 6 in parklands or 1 in 4 in allotment areas;
- Batters must not straddle allotment boundaries or extend into existing or proposed parkland or bushland reserves.

c) Retaining Structures

- Vertical Alignment $\pm 150\text{mm}$;
- Horizontal Alignment 150mm;
- Retaining structures do not straddle allotment boundaries.

9.7.1 Roadworks – Council's Records Tolerance

Deviation from the approved Engineering Drawings shall not exceed:

a) Kerb and Channel

- Vertical Alignment } refer the specified tolerances;
- Horizontal Alignment }
- The constructed minimum kerb grading is not less than 0.5%;
- No ponding occurs (refer Council's current **Standard Specification SS5**).

b) Pavement

- Vertical Alignment } refer the specified tolerances;
- Horizontal Alignment }

The constructed minimum crossfall shall be as set out in these Guidelines.

9.7.2 Stormwater Drainage – Council’s Records Tolerance

Deviation from the approved Engineering Drawings shall not exceed:

a) Manholes

- Location ± 1000mm (Refer Note 1);
- Surface Level Should match the adjacent finished surface.

b) Gullies

- Longitudinal ± 1000mm (Refer Note 1);
- Lateral (Refer Note 2);
- Invert ± 50mm (Refer Note 2, 3).

c) Pipework

- Invert ± 50mm (Refer Note 3);
- Alignment ± 1000mm (Refer Note 1);
- Grade (Refer Note 3).

d) Property Pits (Inter-allotment), Field Inlets, Headwalls

- Location ± 1000mm (Refer Note 1);
- Surface Level Should match the adjacent finished surface.

Notes:

1. *Deviation should not result in conflict of interference with any other service or structure. All services should remain within the approved service corridor.*
2. *Deviation should not affect the levels of existing kerb and channel and adjacent roadwork.*
3. *Not less than minimum and not more than maximum grade and/or depth. Council’s design criteria shall be achieved.*

9.7.3 Sewerage and Water Reticulation – Council’s Records Tolerance

Refer to the latest Water Services Association of Australia Codes. These codes define design, construction and as-constructed tolerances.

9.7.4 Open Space Areas

The intent of this section is to provide guidance for industry regarding the inspection protocol surrounding Construction, Establishment and Maintenance of dedicated Public Use Land and associated embellishments. Council may undertake general inspections outside of the below mentioned inspection regime to ensure the assets being contributed to the community are of high quality and meet or exceed minimum specifications.

9.7.5 Pre Start Inspection

The applicant is required to contact Council to arrange a Pre Start inspection meeting prior to works commencing onsite. At this meeting Council will request attendance by the Applicant, Consultant and Contractor and ensure the appropriate approvals are in place and all involved are aware of such approvals and relevant Management Plans.

Prior to site works commencing Council is to be notified of the following:

- i) Consultant’s Representative;
- ii) Name of the Contractor and its Representative;
- iii) Pursuant to the Workplace Health and Safety Act, the name of the ‘Principal Contractor’;
- iv) Confirmation that all relevant approvals have been obtained in accordance with the Conditions of Development;
- v) Pre-start meeting cannot be booked unless any applicable bonds have been paid (e.g. Performance Bond).

The Pre Start inspection will commence subject to the following but not limited to:

- Bulk earthworks have been completed;
- Public Use Land boundaries surveyed and markers easily identifiable onsite;
- All relevant approvals onsite (e.g. ROL/ MCU, OPW and EMP);
- Confirmation that Bonds have been paid (e.g. Performance Bond);
- Sediment and Erosion control correct and functioning.

9.7.6 Establishment / Maintenance Period

The developer is responsible for establishing and maintaining all dedicated land and assets for a minimum period of 12 months unless otherwise prescribed in the development approval from the date of On Establishment. Prior to acceptance by Council, public open space and all assets within public open space shall be inspected to ensure the assets have been constructed, certified compliant with relevant Standards and free of defects. The development works will not be formally accepted until the maintenance security deposit has been lodged / approved and a relevant agreement entered into with Council.

All Structural certification (e.g. retaining walls, amenities block, playground, shade sail etc), Services certification (e.g. barbecue, amenities block, water bubbler etc) and As Constructed Drawings must be submitted and approved prior to Council accepting the works as being 'On Establishment'.

The Applicant is also responsible for ensuring that the works are presented in accordance with the Development Approval and accepted environmental practice prior to requesting an 'On Establishment'.

Failure to do so may result in cancellation of the inspection and/or the charging of a re-inspection fee.

The purpose of the 'On Establishment' inspection is to ensure that the Development has been completed in accordance with the development approval, standard drawings and current Australian Standards. Once accepted as On Establishment, the contributed assets are accepted as Council assets and will therefore be available for public use.

The developer, and not Council, is responsible and liable for establishment of all dedicated softscape assets to the extent where the softscape assets shall be established to the effect that maintenance in excess of a normal Council maintenance regime for each 'living' component is not required. This includes but is not limited to:

- All trees have an established root system relative to the pot size, are pest and disease free, true to form with active/ dominant apical bud, true to habit of species type with 75% foliage cover for each tree and meet NATSPEC criteria;
- 100% cover of 'A' grade, weed free turf with maximum grade of 1:6;
- Turfed areas achieve a constant, mowable grade without unnecessary deviations/ divots etc;
- Removal of rocks/ debris greater than 25 mm in turfed areas;
- Plantings to areas of current, recurrent or perceived scour and erosion are of sufficient size, extent and density to stabilise the areas in question;
- Vehicle exclusion is provided to all dedicated land frontages with lockable access gates where specified;
- Fencing is provided to all conterminous park/ residential lots;
- Hardscape assets are in 'as new' condition and are complete, functional, defect free and certified compliant with relevant standards;
- Plumbing and drainage final inspection certificate presented for all potable water connections i.e. amenities blocks, water bubbler, maintenance taps etc;
- Notwithstanding normal cadastral survey requirements, 1.5 metre galvanised steel marker posts shall be located adjacent to each corner peg of dedicated Public Use Land that adjoin urban, industrial and rural allotments. The purpose of these marker posts is to reduce fencing errors and to better define Council's maintenance responsibility;
- Aged forest mulch (free of weed propagules and inorganic material) achieves minimum depth of 100mm;
- Advertising devices removed from all public use land;
- All public use land is satisfactorily stabilised (i.e. mulch or turf);
- Removal of all environmental and/or declared weeds within public use land;
- Provision of all-weather maintenance access track to park structures and stormwater devices.

In Environmental and Revegetated areas this includes but is not limited to:

- The presence of 90% of the predominant canopy species that would exist if the vegetation community were undisturbed ('pre-clearing' Ecosystem);
- All trees have an established root system relative to the pot size, be pest and disease free, true to form with active/ dominant apical bud, true to habit of species type with 75% foliage cover for each tree, meet NATSPEC criteria;
- Weed control has been undertaken in accordance with approved Management Plans with no sign of spray drift or off target damage to the extent where all environmental and/or declared weeds within public use land have been removed;
- Planting densities comply with approval (natural regeneration will be considered as substitution for potted plant stock);
- Removal of rubbish, debris, dead and dying trees (unless fallen and identified as being retained or relocated for ecological reasons in an approved Management Plan.

9.7.7 Establishment Inspection Acceptance

The Applicant is responsible for ensuring that the works are presented in accordance with the Development Approval and accepted environmental practice prior to requesting an 'Off Establishment' inspection.

Failure to do so may result in cancellation of the inspection and/or the charging of a re-inspection fee.

'Off Establishment' inspections of the dedicated public open space areas shall be carried out generally in accordance with this Section of these Guidelines. The inspections shall generally include, but are not limited to, inspection of the following:

- Vegetation is displaying healthy active growth with no sign of nutrient deficiency. Plant stock should be self supporting (tree staking removed) with established root systems and no sign of stunted growth or bark inclusions;
- All routine, corrective and formative pruning complies with the Australian Standard for Pruning of Amenity Trees;
- 100% coverage of specified grass to prescribed open space areas is weed free without unnecessary deviations/ divots etc;
- Evidence that active, regular maintenance activities have been undertaken throughout the length of the entire 'Establishment' period (e.g. plant replacements are sufficiently established - (minimum 12 weeks prior to Off Maintenance) and plant densities comply with approved plans;
- Aged forest mulch (free of weed propagules and inorganic material) achieves minimum depth of 100mm;
- Rubbish, debris, dead, dying trees have been removed from public use land;
- Declared plants and/or recognised environmental weeds are not present;
- Stormwater outlets, pollution and siltation control devices are functional, stable and fully vegetated with all silt deposits removed;
- Monthly monitoring/ reporting requirements have been submitted and approved (where required);
- Foreshore treatments to waterway frontages are performing in a sustainable manner;
- All dedicated assets are in an acceptable condition commensurate with normal use for the particular park type and are demonstrating only fair wear and tear (e.g. split/ cracked timber resulting from inadequate maintenance is not wear and tear);
- Irrigation systems (where required) are demonstrated to be functional and defect free;
- Vegetation is established to the extent that the vegetation shall not perish during drought periods;
- The open space design has achieved its intended use with no secondary impacts (e.g. stormwater outlets creating erosion offsite).

Following a satisfactory 'Off Establishment' inspection, the Consultant should submit a written request to Council for acceptance of the works 'Off Establishment', and release of the security deposit.