Part 6 General Construction Issues, Procedures and Standards

Division 1 General Approach to the Construction of Public (Municipal) Works

6.1.0 General

(1) The Local Government's philosophy in the adoption and application of construction standards embraces the following values:

i. serviceability;
ii. performance;
iii. safety;
iv. aesthetics and the environment; and
v. recognition of codes of practice.

Where this planning scheme policy does not address particular issues, the Local Government will return to these basic values to determine its requirements.

a. Serviceability relates to the quality, durability and practicality of the constructions intended to be handed to the Local Government.
b. In general, it is assumed that the capital costs of items will be in inverse ratio to the ownership cost in perpetuity borne by the Local Government.
c. For this reason, the Local Government will normally place a priority on the long-term ownership costs - for instance, where a small premium is involved in obtaining significant durability advantages, the higher standard will be sought.
d. Specification of equipment of Australian manufacture will generally be favoured unless that equipment is demonstrably inferior to an imported alternative.
e. Performance is the ability of the facility to accommodate the likely loading in its design lifetime; be it hydraulic, structural, mechanical or traffic volumes. These will be specified, often in company with limiting minimum criteria for materials and dimensions.
f. Safety aspects are to be a consideration in the construction and operation of all aspects of the built environment. This includes the future maintenance staff as well as the public.
g. The design and construction is to pay regard to the finished appearance of the project, following established aesthetic principles.
h. The environment created should be capable of ready and economical maintenance after construction (for example, elaborate labour-intensive landscaping solely to enhance the marketability of a project is generally unsustainable in the long term).
i. Every attempt has been made to incorporate national codes of practice and State Government standards in the design and construction requirements. This should minimise the opportunity for dispute or confusion.
j. Local requirements have been added to satisfy local conditions or ensure conformity to a narrower standard, so as to limit spare parts inventory and delays in supply.

6.1.1 Inconsistencies

(1) Where any provision of Codes of Practice, manuals or other technical documentation (e.g. QUDM, Austroads, DTMR Manuals etc) does not accord with this Planning Scheme Policy (including the Ipswich City Council Standard Drawings), the provisions of the Planning Scheme Policy (including the Ipswich City Council Standard Drawings) are to take precedence.

6.1.2 Alteration to Public Utilities

(1) The cost of any alterations to public utility mains, services or installations, necessitated by a development, are the responsibility of the developer.

6.1.3 Construction Hours

(1) Hours of construction are:

a. Monday to Saturday from 6.30 a.m. to 6.30 p.m, and
b. construction is not to be undertaken on the premises outside the above hours or on Sundays or Public Holidays, unless otherwise approved in writing by the Assessment Manager.

6.1.4 Fauna Management

(1) All regulated vegetation clearing must be undertaken under the supervision and direction of a licensed fauna spotter catcher.

(2) Declared or environmental weeds are not mulched for re-use on site and must be removed to an approved off-site disposal location.

Note: Specific regard should also be had to relevant vegetation provisions for the site to ensure compliance and that the required approvals are obtained prior to vegetation removal.

6.1.6 Concrete

(1) All concrete is to be manufactured, specified and supplied in accordance with the Australian Standard "The Specification and Manufacture of Concrete".

6.1.7 Street Lighting

(1) Street lighting is to be installed, by the Developer, in accordance with Australian Standard AS 1158.

(2) All street lighting associated with a development is to be certified by a RPEQ.

(3) Wherever possible, street lighting is to be installed on the same side as concrete footpaths.

6.1.8 Electricity Reticulation

(1) Except where specifically varied hereafter, all electricity reticulation shall be constructed in accordance with the Ipswich City Council Standard Drawings and this Planning Scheme Policy.

(2) Council's standard requirement for the provision of electricity to new development involves underground reticulation.

(3) Overhead electricity reticulation may be acceptable in situations where:
a. the subject land is already serviced by an overhead reticulation network; and
b. the development involves:
i. a reconfiguration of land where there is no new road opening; or
ii. a single tenancy or dual occupancy use on an existing lot.

(4) Underground electricity reticulation will normally be required for:
a. hatchet lots;
b. reconfigurations which involve the opening of a new road; or
c. multiple dwelling units, or multiple tenancy retail/commercial/industrial sites (e.g. a shopping centre or multi tenancy factory complex).

Division 2 Requirements for the Construction of Public (Municipal) Works

6.2.1 General

(1) The Engineering Consultant or Landscaping Consultant who designs and supervises Municipal works is independent and is not an employee or associate of the developer or the contractor carrying out the works.

(2) The works are to be undertaken by a nominated Principal Contractor experienced in the construction of Public (Municipal) Works.

Note 6.2.1A: The Local Government may request evidence of the Principal Contractors competency in the construction of Public (Municipal) Works.

(3) Certification of such works is to include the submission of copies of all relevant test results and certificates as may be required by SC6.2 Part 9 — Compliance with Standards for Reconfiguration and Site Development Works of this Planning Scheme Policy.

(4) Certification of such works is to also include the submission of "As Constructed" information surveyed by a Licensed Surveyor in accordance with the Local Government's "Infrastructure 'As Constructed' Standards".

6.2.2 Prerequisites

(1) Following operational works approval but before construction work may commence the Local Government requires:
a. Notification by the Consulting Engineer and the Consulting Landscape Architect of:

i. the contractor(s) and landscape sub-contractor on-site and after hours telephone number;
ii. the supervising engineer(s) and landscape supervisor office and after hours telephone numbers;
iii. the date of commencement of works;
iv. the program of works showing major components;
v. a sediment and erosion control plan that details the staging of erosion and sediment control devices through the progression of construction; and
vi. evidence of possession of site by contractor and demonstration of indemnity required in accordance with 6.2.5.

b. An invitation to attend the prestart conference;
c. For any Public (municipal) works associated with developments or for external works concerning reconfiguration of land, the provision of a bank guarantee or cash bond equivalent of not less than 10% (minimum $2,000) of the value of those works as security for the performance of the various construction obligations (including the provision of engineering certification and "as constructed" information);
d. The provision of Erosion and Sediment Control (E&SC) bank guarantee or cash bond equivalent of not less than 3% (minimum $20,000) of the value of the works as security for performance of restoration works concerning contaminants (as defined by the *Environment Protection Ac*t) which originate from the subject site and are deposited external to the development;
e. The provision of sign/s which display the business and relevant after hours contact phone numbers of the applicant, supervising engineer, landscape architect and contractor as well as the relevant operational works application number in accordance with the following requirements:
i. the dimensions of the signage is not less than 900mm high and 1200mm wide;
ii. the signage is placed:
A. a minimum 300mm above ground level;
B. within 1500mm of the property boundary of the development site; and
C. at every location where the development site fronts onto a formed road;
iii. the signage is made of weatherproof and durable materials; and
iv. all details are to be displayed with a minimum lettering height of 40mm and in bold text (approximately 147 point arial bold font);
f. The consent of property owners affected by the approved works, as required by any development approval conditions;
g. Any amended drawings signed by a RPEQ demonstrating compliance with development permit conditions of approval;
h. Amended drawings are required to be accompanied by a revised Engineering Certificate – Appendix 1 from Planning Scheme Policy 2;
i. Completion of the Evidence of the Possession of Site Form and submission to Council.Evidence of indemnity in accordance with Section 6.2.5; and
j. Evidence of indemnity in accordance with Section 6.2.5.

Note: Such notification is to be given at least three (3) working days prior to the Date of Commencement of works.

Note:
a. All bonds are to be accompanied with a completed Bond and Licence Deed.
b. The 10% works bond is to be reduced to an amount not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" which is retained by the Local Government during the maintenance period as security for the performance of the maintenance obligations.
c. All bonds are to be returned upon formal acceptance of the works "off maintenance".

6.2.3 Inspections

(1) During construction, joint inspections are to be made as required by Part 9 — Compliance with Standards for Reconfigurations and Site Development Works of this Planning Scheme Policy.

(2) The Local Government requires notice of all such joint inspections.

(3) Test results, application rates and other relevant information is to be made available as required at or prior to the relevant inspection.

(4) Audit inspections of the works may be undertaken at all reasonable times during the construction period.

6.2.4 Alteration to Approved Design

(1) All changes to the approved design affected during construction is to be subject to the approval of the Local Government.

(2) If during construction inadequacies of the design are discovered, the Consulting Engineer is to resubmit amended plans to the Local Government and rectify any works accordingly.

(3) Where a non-approved discrepancy occurs between the design and the Local Government's standards, then the Local Government's standards are to apply.

(4) If there are errors, omissions or insufficient detail on the plans for the purpose of construction, these deficiencies are to be made good during construction.

6.2.5 Indemnity

(1) The owner, contractor or consultant engineer is to indemnify the Local Government against any claim, action or process for damage or injury which might arise during the progress of the works for the full construction period.

(2) No work is to commence unless the developer has in place the following insurances:
a. Public Liability Insurance to a limit of indemnity of not less than $20,000,000 with a notation with the Local Government as an Insured Party; and
b. Workers' Compensation Insurance.

(3) The developer is to take steps to ensure that all contractors employed by them are also covered in relation to the above insurances and that they in turn ensure that all sub-contractors employed on the job are covered in relation to the abovementioned insurances.

6.2.6 Traffic Safety

(1) The contractor is to provide all signage and delineation as required by the Austroads Guide to Traffic Management, Guide to Road Design and Guide to Road Safety.

(2) Where required, a permit to open a road or temporarily close a road to traffic is to be obtained from the Local Government and police prior to commencement of works.

6.2.7 Inconvenience/Nuisance to Local Residents

(1) The contractor is to ensure that at no time works inconvenience or cause nuisance to adjacent residents.

(2) Dust or smoke associated problems are not to occur when earthworks are being carried out.

6.2.8 Pre-Start Meeting

(1) The general requirements to be met and general points of discussion to be raised at the pre-start meeting for reconfigurations and developments involving public (municipal) works are as follows—
a. Prior to arranging the pre-start meeting, the Local Government is to have approved plans and construction specifications (including priced Schedule of Quantities).
b. A bond has been provided in accordance with section 6.2.2(1)(c).
c. The relevant information as outlined in section 6.2.2, is to be presented prior to, or at the pre-start meeting.
d. Tree retention, fencing of Tree Protection Zones (TPZ) and other environmental aspects (i.e. fauna management).
e. Permit to Open a Road – including any permit from Police and provision of adequate traffic safety measures.
f. Obligation to obtain consent letters prior to entry into private property. (A clearance letter is required upon completion of works).
g. Any coordination required with Service Authorities, Local Government, Department of Transport and Main Roads, etc.
h. Any anticipated changes to the approved design to be effected during construction.
i. Local Government inspection requirements, in particular noting that for Roadworks the CBR Results and Proposed Pavement is to be submitted for Approval by the Local Government prior to the subgrade inspection.

Division 3 Construction Phase Inspection Requirements

6.3.1 Joint Inspections

(1) The inspection requirements for reconfigurations and developments involving public (municipal) works are as follows—
a. pre-start meeting (refer to Note 6.2.8A);
b. pavement subgrade;
c. preseal (base course) inspection;
d. final inspection "On Maintenance" (refer to Part 9 of this Planning Scheme Policy);

e. Bio-filter drainage layer inspection;
f. final inspection “Off Maintenance” (refer to Part 9 of this Planning Scheme Policy); and
g. others (when specific engineering problems arise).

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