

SC6.1.5 Post-construction phase

Guideline: "Post Construction Phase"

The "Post Construction Phase" includes the defects liability period and off-maintenance inspections. Refer to the flow chart in 0.

Unless otherwise noted on the development approval, the defects liability period will be for a period of 12 months for the whole of the works.

SC6.1.5.1 Responsibilities during the Maintenance Period

The applicant is responsible for maintaining the work and repairing any damages or failures that occur during the defects liability period. This will include the maintenance of erosion and sediment control measures and replacement of any landscaping or infrastructure damaged, destroyed or removed before accepting 'Off Maintenance'.

Where the works join or trench across existing constructed roads, the applicant is responsible for maintenance of the existing road for a width of 1.2 metres from the pavement join for the period of construction and the subsequent maintenance period.

SC6.1.5.2 Off Maintenance Inspections

Guideline: Off Maintenance Inspections

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

Roadworks:

1. pavements and surfacing for deformation/damage;
2. 80% coverage of specified grass to disturbed areas;
3. street signs and linemarking;
4. street tree planting, landscaping (if applicable);
5. house numbers still in place;

Stormwater Drainage:

1. roads, pipes, structures, flow paths clear of silt and debris;
2. no ponding on roads, in pipes, structures, kerb or flow paths;
3. turfing to prescribed areas;
4. pipes for damage/movement;
5. exposure or corrosion of reinforcing steel;
6. overland flow paths for profile;

Water Supply and Sewerage:

1. no outstanding payments due on water supply and sewer connections;
2. hydrants and valves;
3. hydrant and valve marker posts (when required) and pavement markings;
4. sewers for damage/movement;
5. manholes not buried/damaged;

Landscaping:

1. plantings established and weed free;
2. visibility sight lines unimpeded;

General:

1. water quality measures maintained;
2. integrity of environmentally significant areas including removal of noxious weeds;
3. all as constructed information and asset data capture documentation accepted; and
4. payment of all accounts due to Council.

The Consultant is responsible for ensuring that the works are presented in accordance with the approved drawings, Council's Technical Specifications 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 reinspection fee.

Following a satisfactory 'Off Maintenance' inspection, the Consultant should submit a written request to the

*Engineer for acceptance of the works 'Off Maintenance', and for the release of the maintenance security deposit.
The Engineer will, upon confirmation that no outstanding accounts arising from the development are due to Council, provide confirmation of Council's acceptance of the works 'Off Maintenance', and arrange for the release of the maintenance security deposit.*