

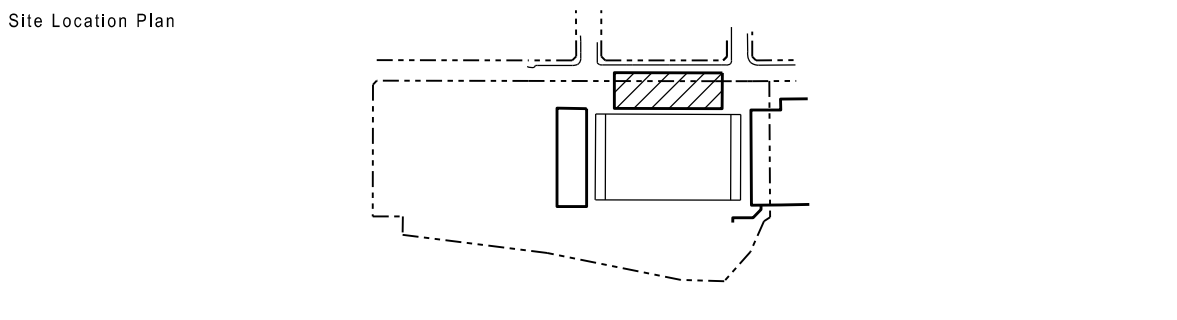


Revisions		
No	Date	Description
A	29.04.10	ISSUED FOR DEVELOPMENT APPLICATION JG MH

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Nominated Architects: Keith Cotter AM 2264, Glynn N Evans 2839, Michael Heenan 5264, Peter Ireland 6661, Reginald Smith 3312, Peter Stronach 3312.



Client
Communities NSW

Architect
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Project
REPLACEMENT OF WESTERN GRANDSTAND at WIN STADIUM, WOLLONGONG
Proj No. 10005

Drawing Title
SOLAR STUDIES SHEET 1
Drawing Status
NOT FOR CONSTRUCTION

Scale	Drawing No	Issue
NA	DA 1500	A



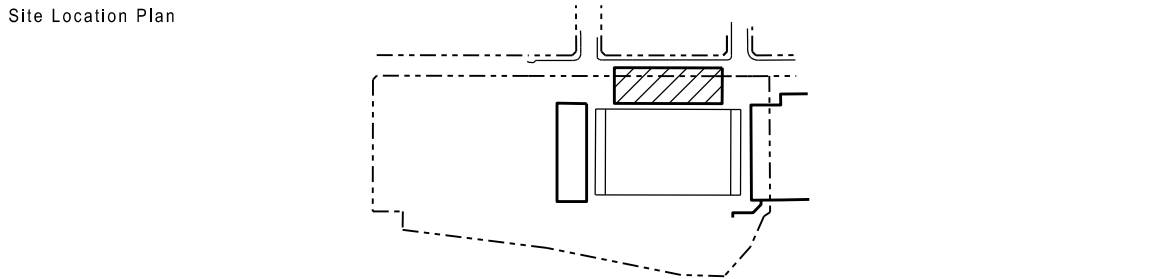


Revisions		
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Project  
REPLACEMENT OF  
WESTERN GRANDSTAND  
at WIN STADIUM, WOLLONGONG

Proj No. 10005

Drawing Title  
SOLAR STUDIES ☐  
SHEET 2

Drawing Status  
NOT FOR CONSTRUCTION

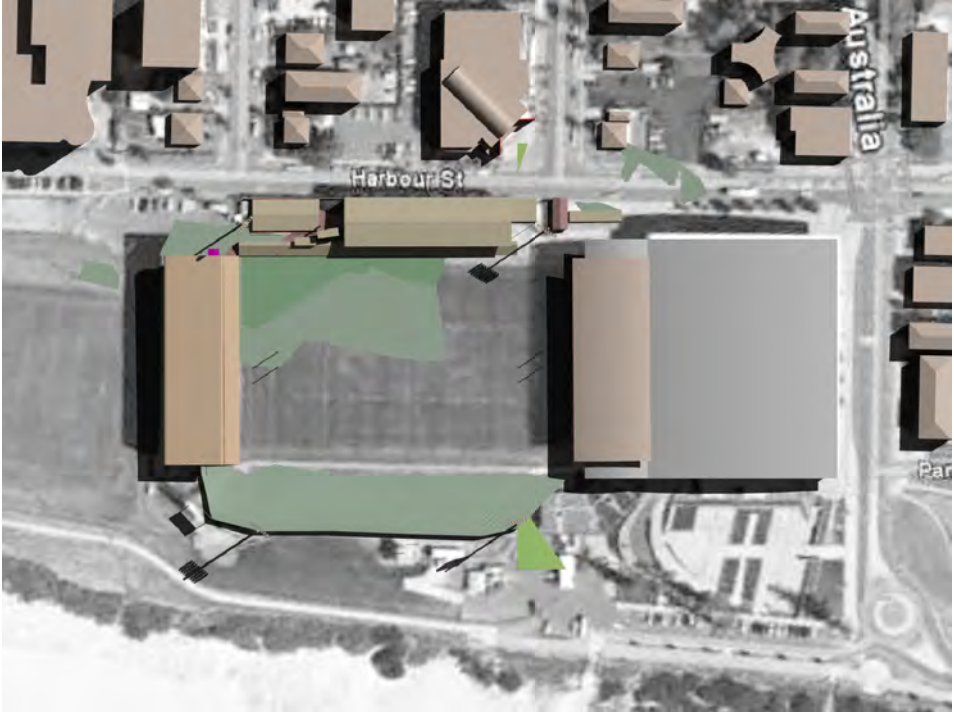
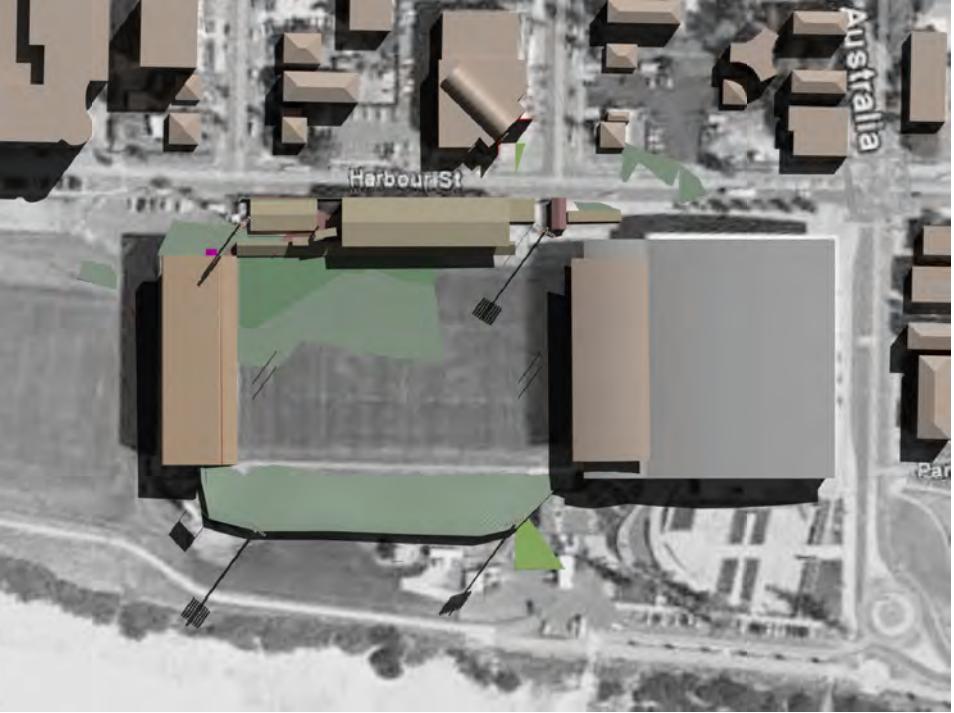
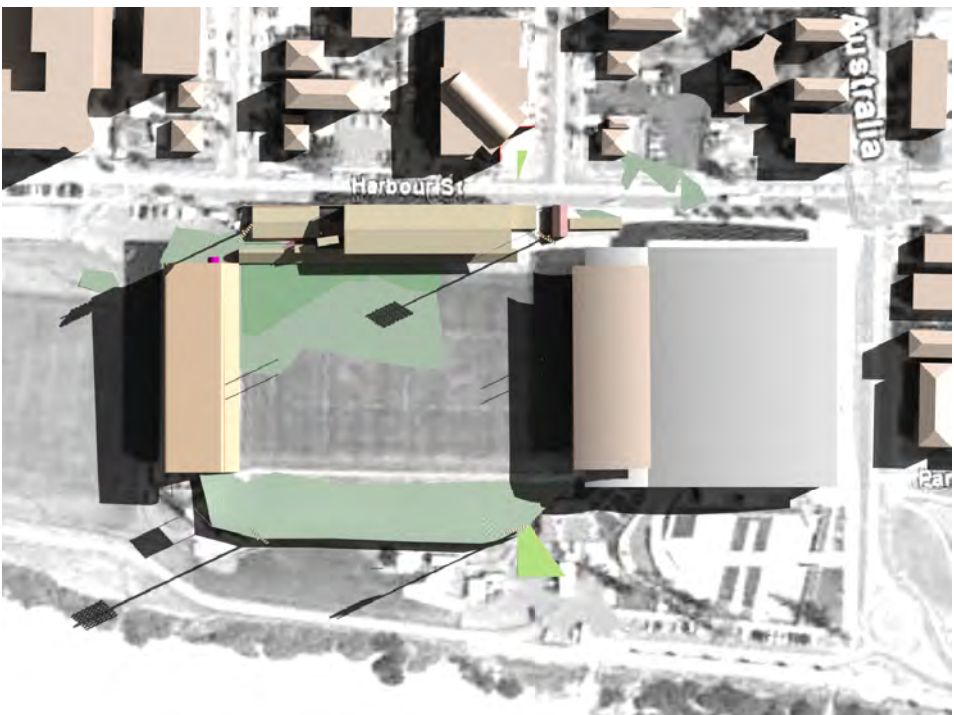
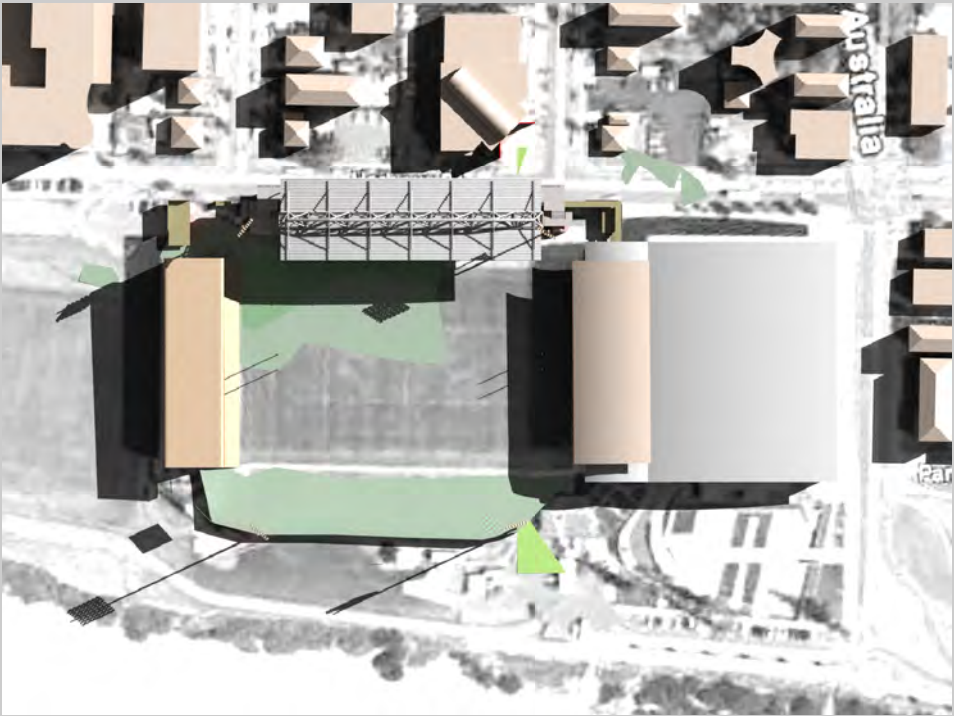
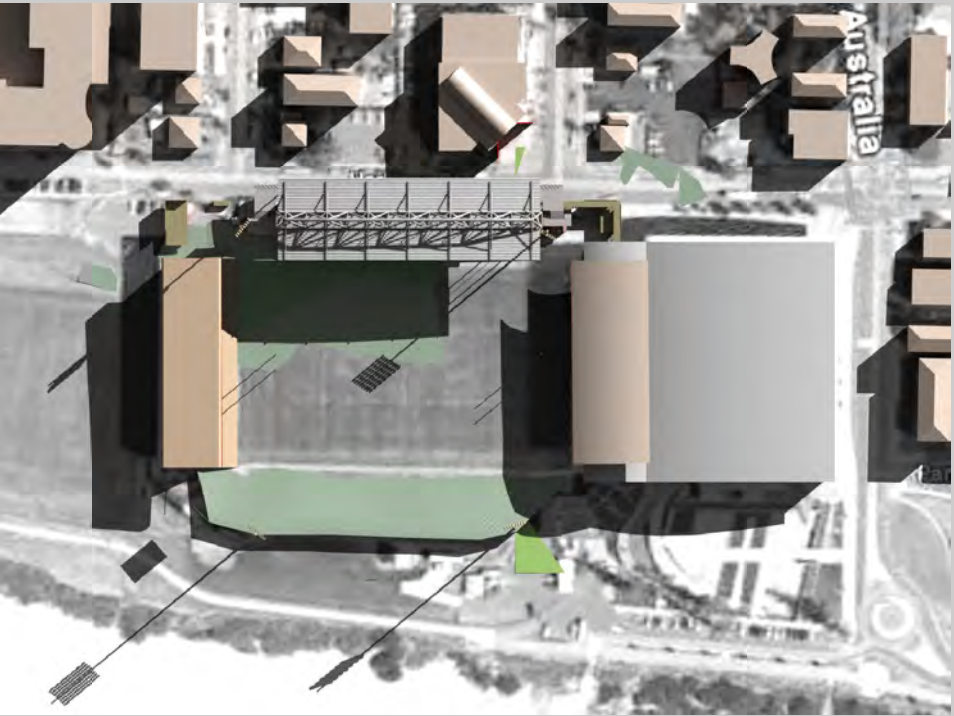
Scale  
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Drawing No  
DA 1501

Issue  
A





EXISTING		
	MARCH 21 2:00 PM	MARCH 21 3:00 PM
PROPOSED		
	MARCH 21 2:00 PM	MARCH 21 3:00 PM
EXISTING		
	JUNE 21 2:00 PM	JUNE 21 3:00 PM
PROPOSED		
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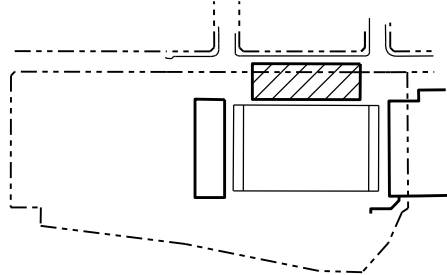
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A   29.04.10   ISSUED FOR DEVELOPMENT APPLICATION   JG   MH

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Nominated Architects: Keith Cottier AM 2264, Glynn N Evans 2839, Michael Heenan 5264, Peter Ireland 6661, Reginald Smith 3312, Peter Stronach 3312.

Site Location Plan



Client

Communities NSW

Architect

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Project  
REPLACEMENT OF  
WESTERN GRANDSTAND  
at WIN STADIUM, WOLLONGONG

Proj No. 10005

Drawing Title  
SOLAR STUDIES ☐  
SHEET 3

Drawing Status  
NOT FOR CONSTRUCTION

Scale

NA

Drawing No

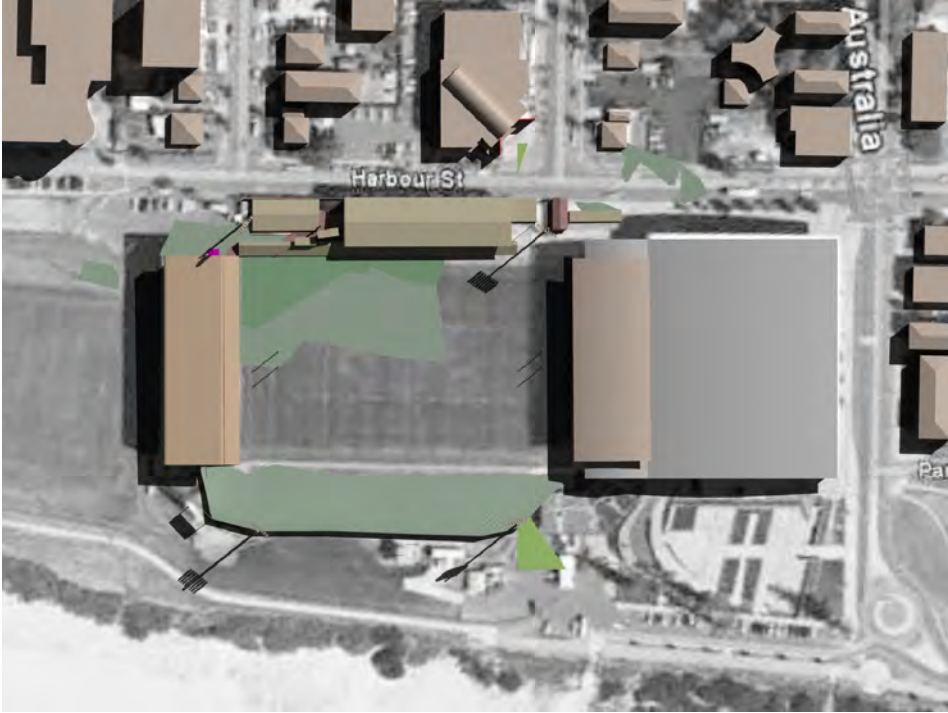
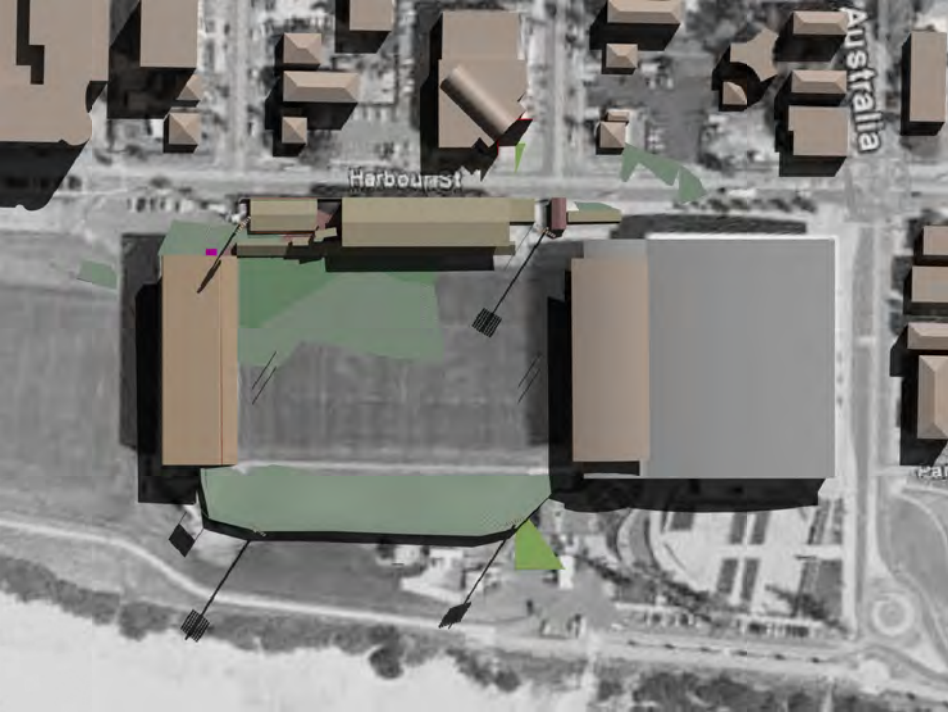
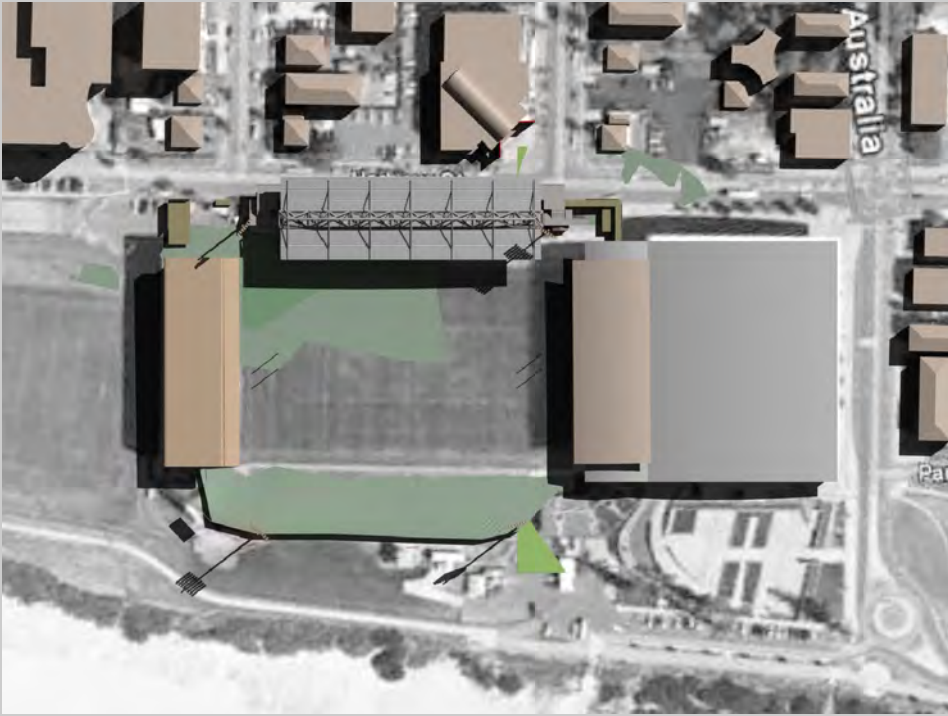
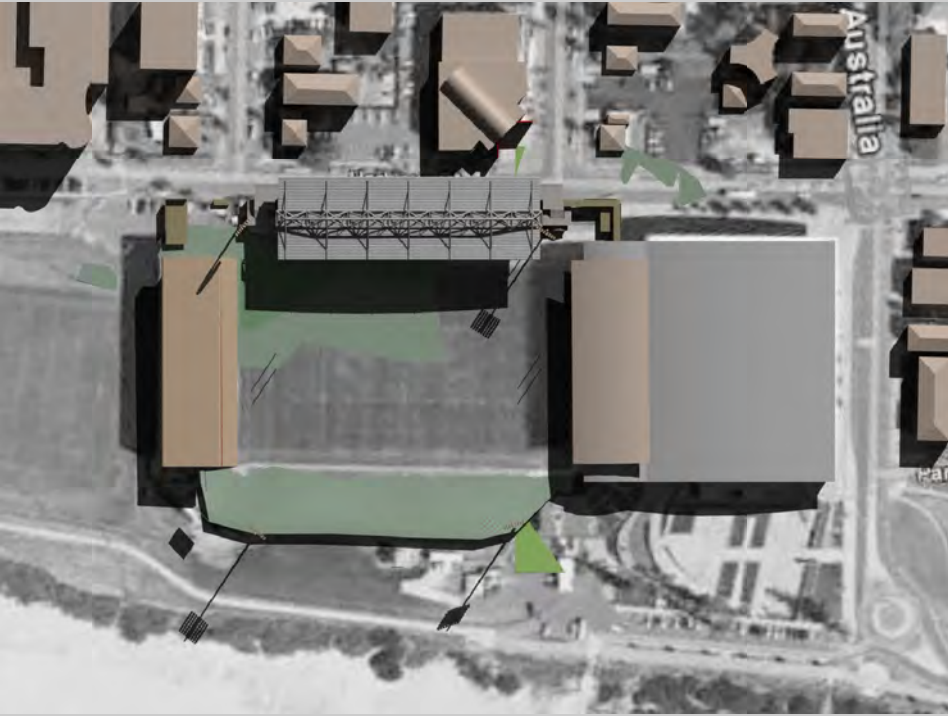
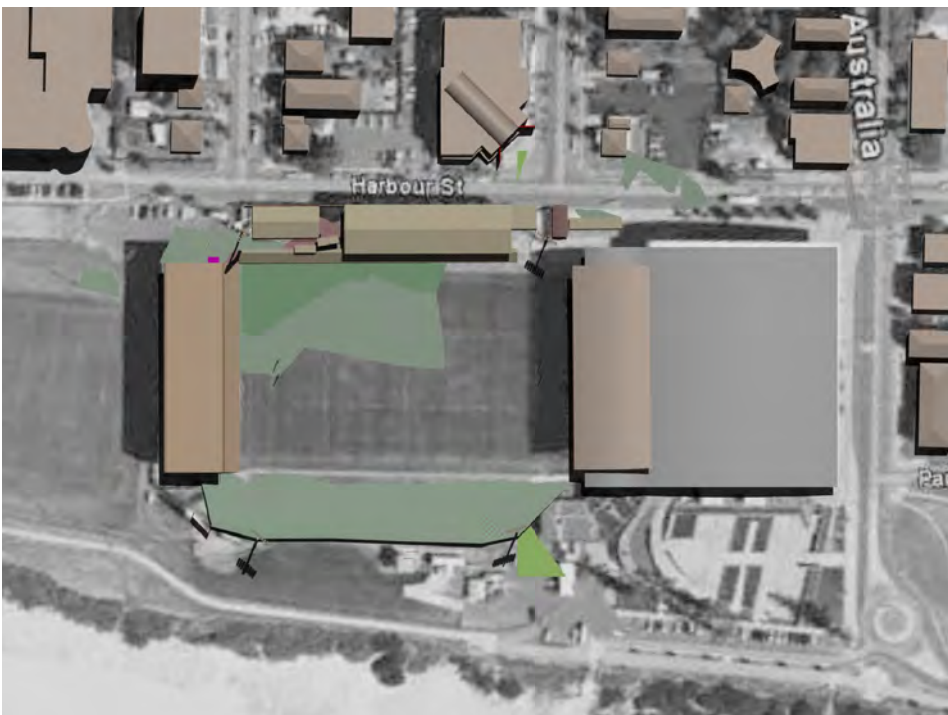
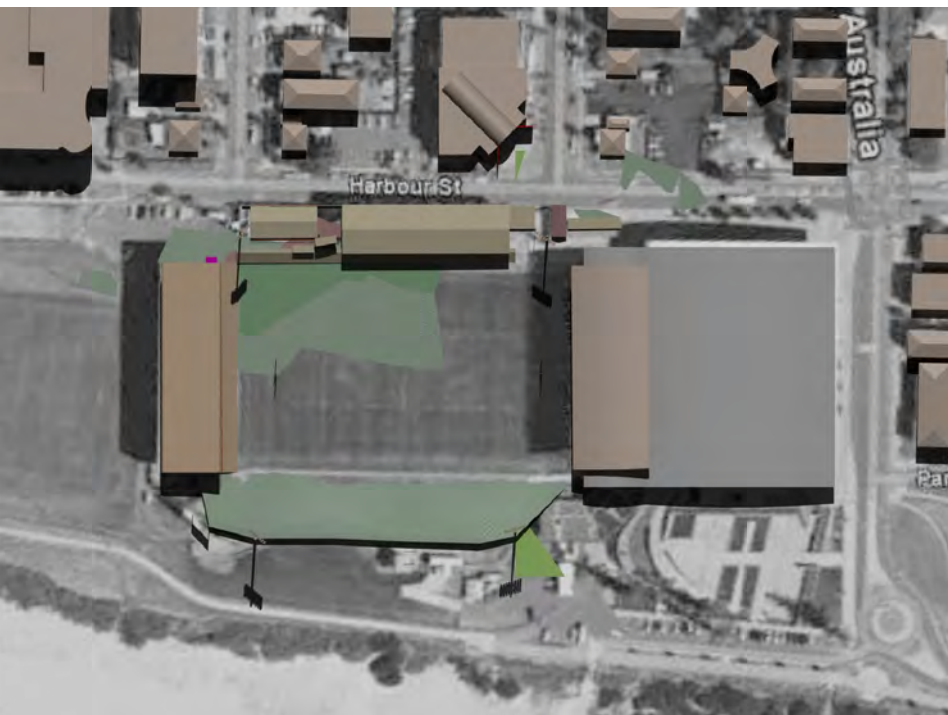
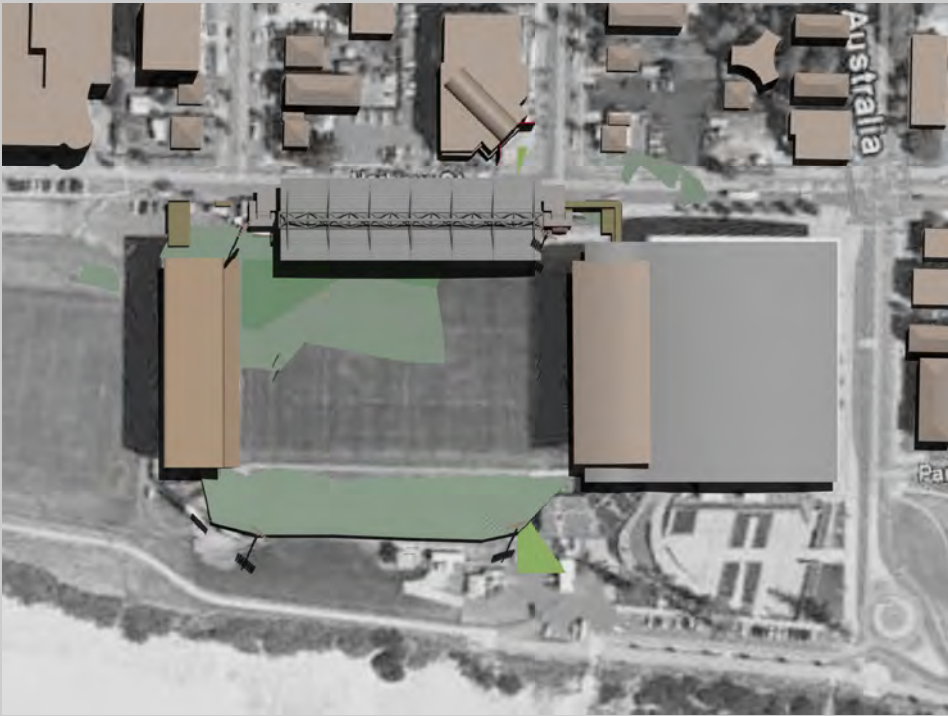
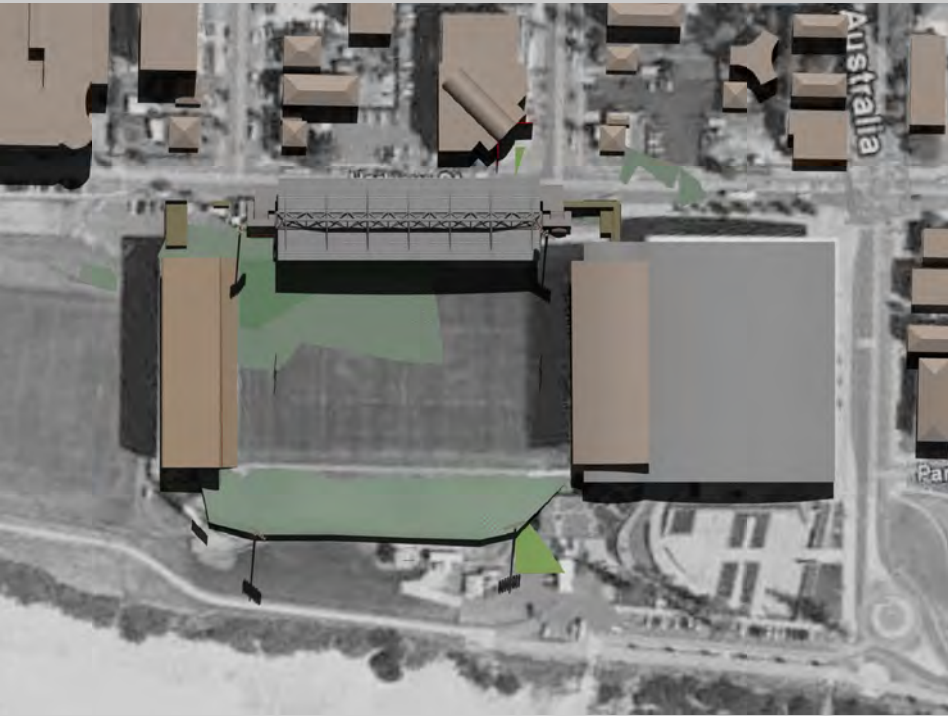
DA 1502

Issue

A





EXISTING					
	SEPTEMBER 21 2:00 PM	SEPTEMBER 21 3:00 PM			
PROPOSED					
	SEPTEMBER 21 2:00 PM	SEPTEMBER 21 3:00 PM			
EXISTING					
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PROPOSED					
	DECEMBER 21 2:00 PM	DECEMBER 21 3:00 PM			

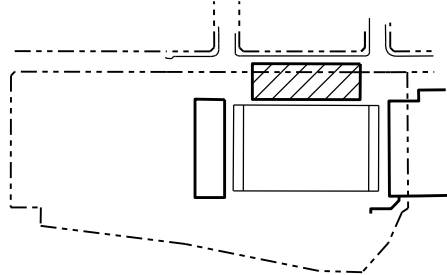
Revisions
No   Date   Description   Ver   App'd
A   29.04.10   ISSUED FOR DEVELOPMENT APPLICATION   JG   MH

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Site Location Plan



Client

Communities NSW

Architect

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Project

REPLACEMENT OF  
WESTERN GRANDSTAND  
at WIN STADIUM, WOLLONGONG

Proj No. 10005

Drawing Title  
SOLAR STUDIES ☐  
SHEET 4

Drawing Status

NOT FOR CONSTRUCTION

Scale

NA

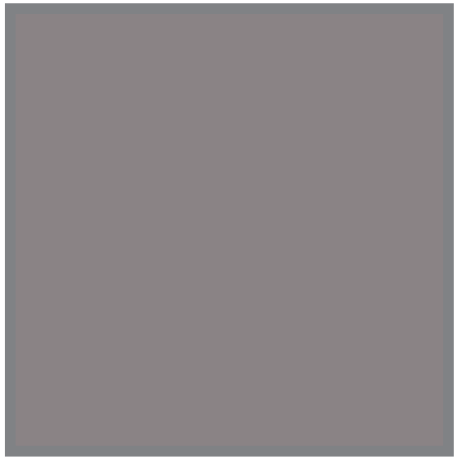
Drawing No

DA 1503

Issue

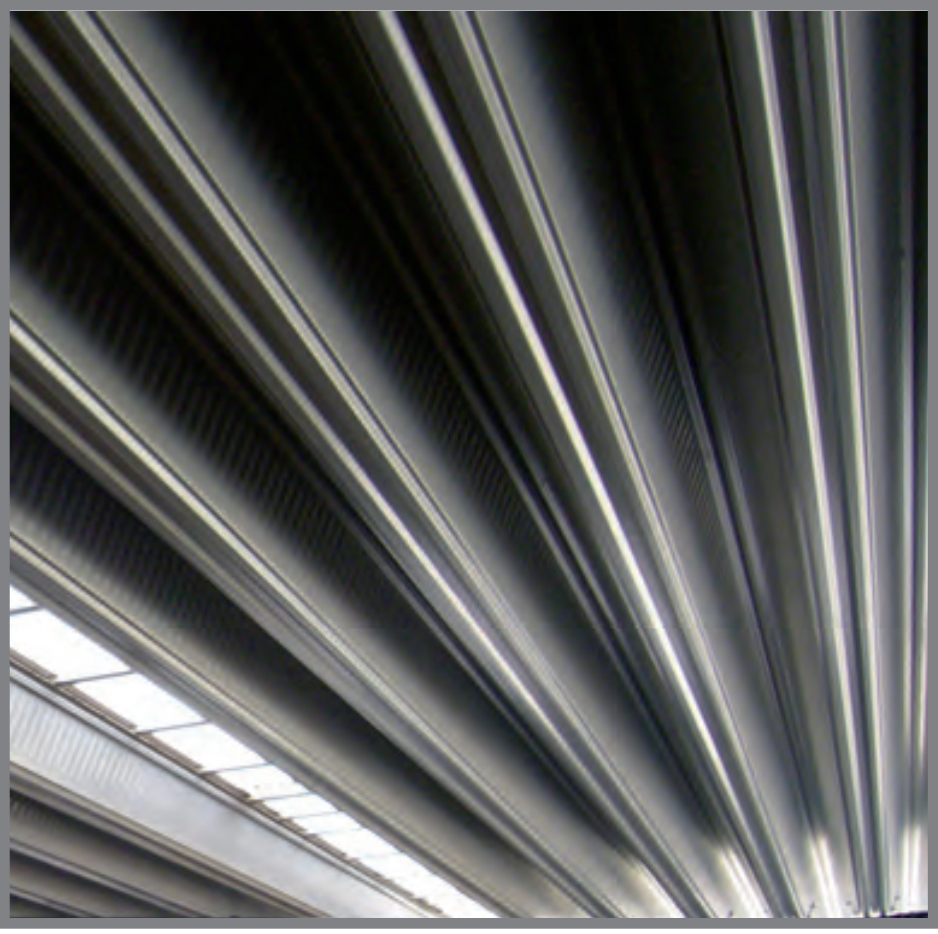
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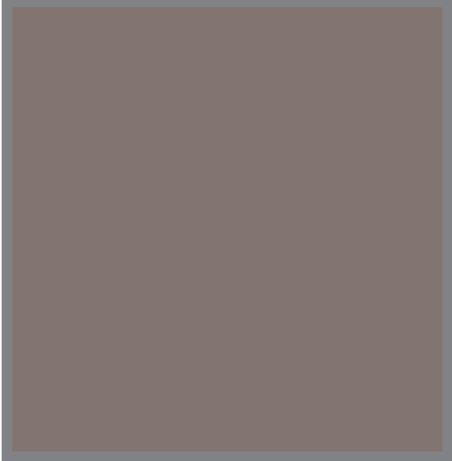


**FIXED CONTINUOUS MULLION-LESS LOUVRES**  
ANODISED FINISH

SERVICES



**ALUMINIUM PROFILE**  
LOW SHEEN APPLIED PAINT FINISH



**STEEL TRUSS**  
PAINT FINISH

ROOF



**CONCRETE PLATS & SEATING TIER STRUCTURE**  
FAIR FACED CONCRETE



**RISER MOUNTED FOLD UP SHELL SEATS**  
PVC



PAINTED STEEL

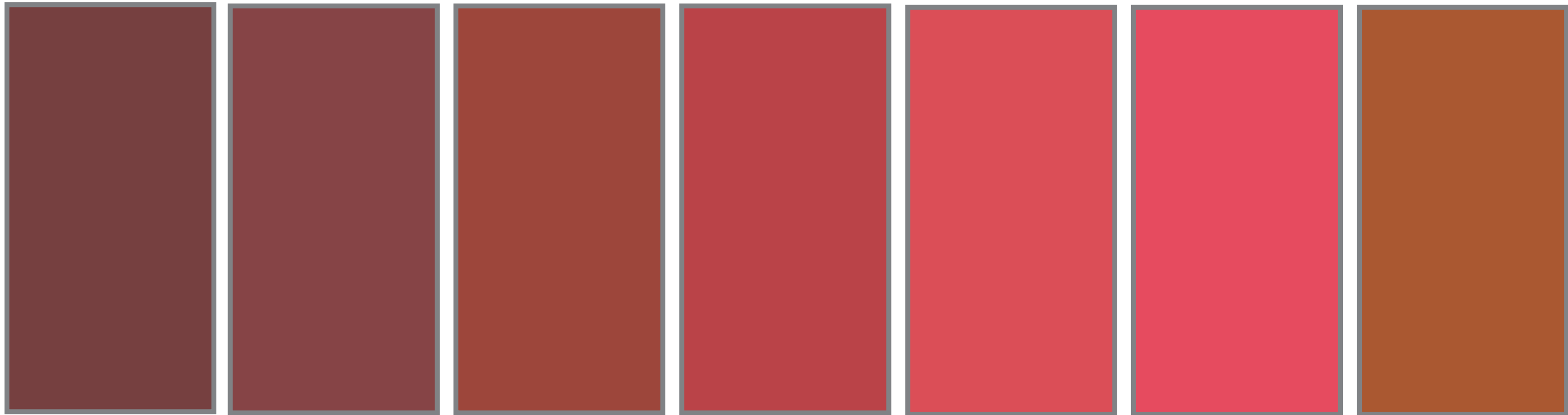


STAINLESS STEEL HANDRAIL AND PAINTED BALUSTRADE

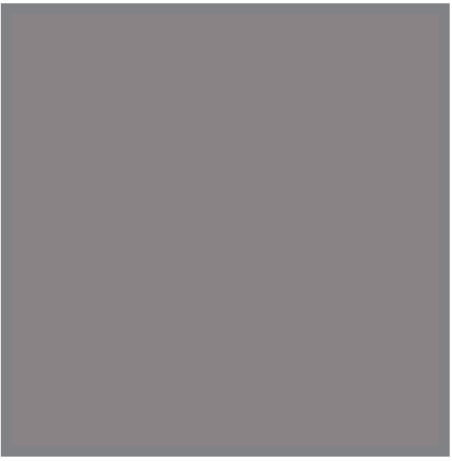


**HANDRAILS & BALUSTRADE**  
STAINLESS / GALVANISED / FERRODOR PAINT FINISH

SEATING TIERS



**FEATURE WALL**  
PAINT FINISH



**WINDOWS**  
CLEAR, NON-REFLECTIVE GLASS WITH ANODISED FRAME

CONCOURSE



## Approved Plans and Specifications

- 1 The development is to be carried out in compliance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent: NOTE these are to be inserted prior to final determination

## General Matters

### 2 **Geotechnical**

1. All work is to be in accordance with the geotechnical recommendations contained in the report dated 11 February 2010 by Douglas Partners and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.
2. Supplementary geotechnical advice is required following demolition of the existing grandstand in order to confirm intermediate soil and rock parameters.
3. Foundation systems are to be designed for Class P soils with all footings to be founded within the weathered bedrock as recommended by the geotechnical consultant. Other foundation systems may be acceptable if supported by appropriate geotechnical advice.
4. Earthworks are to be undertaken in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.
5. All site preparation earthworks, drainage, retaining wall and footing construction is to be subject to geotechnical supervision. Where necessary amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.
6. Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
7. All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

### 3 **Trees to be Removed**

The developer has permission to remove all palm trees located outside the Steelers Club on the Harbour Street and Burelli Street frontages. No other trees or vegetation shall be removed without the prior written approval of Council.

### 4 **Street Tree Removal**

Tree removal costs are to be borne by the developer. The removal of trees, including stumps, is to be carried out by a suitably qualified tree contractor. This contractor must be appropriately insured to indemnify Council against any loss or damage incurred during the above works.

The contractor must also have appropriate OH&S policies and procedures (including traffic control) to ensure that works are carried out in a safe manner and in accordance in Council's own OH&S policies. The developer must apply for (and be granted) permission under Section 138 of the Roads Act 1993 to undertake work within the road reserve.

### 5 **Oversized Transportation**

If transportation of oversized or over mass materials or machinery is required, the applicant shall obtain a permit for an oversized and over mass load from the RTA Special Permits Unit in Glen Innes. The contact number is 1300 656 371.

### 6 **Existing Fire Safety Measures**

The new development must not compromise the existing essential fire safety measures contained in the northern grandstand building.

### 7 **Road and Infrastructure Reconstruction**

The applicant shall provide the completed infrastructure of road shoulder pavement, footway, drainage, shoulder width asphalt surfacing, kerb and guttering and pram ramps in Stewart, Harbour and Burelli Streets in accordance with the approved plans.

### 8 **Building Work - Compliance with the Building Code of Australia**

All building work must be carried out in compliance with the provisions of the Building Code of Australia.

- 9       **Disability Discrimination Act 1992**  
This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.
- It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.
- 10       **Advertising Signage**  
This consent authorises the erection of the advertising signs only as shown on the approved plan. Any additional advertising signage will require separate Council approval.
- 11       **Maintenance of Advertising Signage**  
All advertising signs shall be maintained in a tidy manner at all times. If no longer required or rendered obsolete, signage shall be removed.
- 12       **Acoustic Compliance**  
All of the recommendations contained within the Environmental Noise Impact report prepared by Day Design Pty Ltd (reference 4332) dated 10 May 2010 in relation to the installation of mechanical plant, air conditioners, fan forced exhaust outlets and the public address (PA) system shall be implemented.
- 13       **Wind Effects Mitigation**  
The recommendations contained within the Pedestrian Wind Environment Statement prepared by Windtech (reference WA858-01F02 (rev 1) – WS report) dated 28 April 2010, shall be implemented prior to final occupation.
- 14       **Traffic Management – Events up to 15,000 people**  
The existing traffic management plan (TMP) utilised at the site for events likely to attract up to 15,000 people shall continue to be implemented during larger scale events. This TMP shall be reviewed on a regular ongoing basis in consultation with the RTA, Council and NSW Police. Where necessary, the proponent shall implement any reasonable measures necessary to improve traffic management and road safety.
- All costs associated with the implementation of the TMP should be borne by the proponent.
- 15       **Traffic Management – Events attracting more than 15,000 people**  
A large event TMP shall be implemented for events which are likely to attract in excess of 15,000 people. The 15,000 attendees threshold shall be applied to the entertainment precinct in combination and not solely WIN Stadium. That is, where the combined patronage of simultaneous events at the WIN Entertainment Centre (WEC) and WIN Stadium is likely to exceed 15,000, the “large event” TMP shall be implemented. The “large event” TMP shall be developed in consultation with the RTA, Council and NSW Police prior to the first event and shall be reviewed post implementation to ensure its adequacy. Where necessary, the proponent shall implement any reasonable measures necessary to improve traffic management and road safety. Once the plan has been established and implemented a number of times, it should be reviewed on an ongoing basis in consultation with the RTA, Council and NSW Police. Again, where necessary, the proponent shall implement any reasonable measures necessary to improve traffic management and road safety.
- All costs associated with the implementation of the TMP should be borne by the proponent.
- 16       **Integrated Ticketing**  
Integrated ticketing is to be promoted for events likely to attract in excess of 15,000 people. The 15,000 attendees threshold shall be applied to the combined entertainment precinct and not solely WIN Stadium. That is, where the combined patronage of simultaneous events at the Wollongong Entertainment Centre (WEC) and WIN Stadium is likely to exceed 15,000
- Prior to the Commencement of Construction Works**
- 17       **Harbour Street Treatment**

The kerb is shown to form the 7m wide vehicle entry from Harbour Street to the proposed car park. This creates a pseudo crossing point for pedestrians which should have right of way. The kerb and gutter should follow the existing kerb alignment at this point and tie in with the new kerb and gutter alignment to the north. A standard vehicle crossing should be provided at this location. Details are to be submitted to Council prior to works commencing"

**18 Footpath Pavement**

The developer is responsible for the construction of footpath paving for the entire frontage of the development on the eastern side of Harbour Street and the footpath paving on the western side of Harbour Street between Stewart Street and Burelli Street, as well as south western corner of the intersection of Stewart and Harbour Streets.

The footpath must be installed in accordance with the specifications of the Public Domain Technical Manual. The footpath must be installed to the satisfaction of Wollongong City Council's Manager of Works. A minimum two percent (2%), maximum two and half percent (2.5%) cross fall is to be provided from the property boundary to the back of kerb. This requirement shall be indicated on the final Landscape Plans.

**19 Driveway Entrance**

The footpath is to extend across the driveway entrance to provide for pedestrian preference. Vehicle ramps are to be provided at the entry point and the footpath pavement extended across the driveways in accordance with the requirements of the Public Domain Technical Manual.

Details of this requirement shall be within the civil and landscape plans and supporting documentation.

**20 Street Trees**

The developer must install street tree plantings to Harbour Street, species *Cupaniopsis anacardioides* (Tuckeroo), size 200L as shown on the Landscape Concept Plan.

Tree pits must be detailed in accordance with the Public Domain Technical Manual and installed to the satisfaction of Wollongong City Council's Manager City Works. Contact *Dial Before You Dig* and undertake any necessary pot holing to determine the location of existing services before excavating tree pits

**21 Landscaping**

The submission of a final Landscape Plan in accordance with the requirements of Wollongong City Council Landscape Technical Policy No 98/4 and in accordance with the approved Landscape Plan (ie as part of this consent) for the approval of Council, prior to the commencement of works.

22 Certification must be obtained from a suitably qualified and experienced landscape designer and drainage consultant confirming that the landscape plan and the drainage plan are compatible. This shall be obtained prior to the commencement of works.

23 The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the final Landscape Plan.

**24 Road Closure & Lease**

A resolution of Council to close the road and lease the land and airspace to the Illawarra Venues Authority must be obtained prior to commencement of construction of the grandstand and any associated works.

**25 Waste Classification of Fill Materials**

The borehole logs (BH-203 and BH-204) referred to in the facsimile prepared by Douglas Partners Pty Ltd (reference 25908.02) indicated the presence of fill material with thickness 20cm to 70cm which may increase further towards the south. If excavated fill material is required to be disposed of off-site as a part of the proposed development, then such materials are required to be assessed for waste classification in accordance with the NSW DECC 'Environmental Guidelines:



Assessment, Classification and Management of Liquid and Non-Liquid Waste 2004' and disposed of accordingly.

26 **Civil Works – Engineering Drawings**

The applicant shall submit, to Council's Manager Design and Technical Services, detail design plans for civil engineering infrastructure works within the road reserve prior to works commencing on site. The plan shall include survey levels to AHD and cross sections at all building entrance points and driveway designs complying with the latest versions of AS 1428.1, AS/NZS 2890.1, the Disability Discrimination Act and the AUSTROADS road design standards. These must be submitted as separate engineering drawings for assessment by Council.

The drawings must show all public utility underground lines, pits, poles, stormwater lines and pits. If any adjustments to public utilities are proposed the applicant must also submit documentary evidence that they have the consent of the owner of the public utility authority.

The drawings and surveys should include levels of existing infrastructure such as kerb and gutter, public utility, pits, poles and stormwater drainage structures as well as adjacent road carriageway and footpath levels and extend 20 metres past the limit of the development site.

27 **Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice of Requirements must be submitted to Council prior to the commencement of construction works.

28 **Integral Energy Requirements**

The submission of documentary evidence from Integral Energy to Council is required confirming that satisfactory arrangements have been made with Integral Energy for the provision of electricity supplies to the development, prior to the commencement of works.

**Note:** Applications should be made to Customer Connections – South Coast, Integral Energy PO Box 6366, Blacktown 2148.

29 **Integration of Structures in Approved Building Envelope**

All rooftop or exposed structures including lift rooms, plant rooms together with air conditioning units, ventilation and exhaust systems are to be integrated within the approved rooftop envelope.

30 **External Finishes & Colours**

The grandstand and associated structures shall be constructed and finished in accordance with the schedule of finishing materials and colours submitted with the development application. This requirement shall be reflected on the construction plans and supporting documentation.

31 **Materials – Graffiti Prevention**

Finishing materials for the exterior of the grandstand and associated structures shall be chosen which are able to be readily cleaned in the event of being vandalised by graffiti.

32 **Material Reflectivity**

Building façade materials, design configuration and fenestration placement shall be such that the grandstand does not produce specular offsite reflections that would cause disabling glare which may affect neighbours, passing motorists or pedestrians.

The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. Details demonstrating compliance shall be submitted with the construction plans prior to the commencement of construction.



- 33 In order to reduce concealment opportunities, the proposed landscaping must:
- use shrubs/plants which are no higher than 1 metre.
  - the type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded.
- This requirement shall be reflected on the final landscape plan.
- 34 The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:
- Landscape treatment which allows visibility from the road way and other public areas and
  - Landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse,
- This requirement shall be reflected on the final landscape plan.
- 35 The submission of documentary evidence to the BCA Certifier from the NSW Fire Brigade, NSW Ambulance Service and the NSW Police Service verifying that each of the emergency service authorities are able to override the security system, in the event that a security system is proposed to be installed within the development, prior to the commencement of construction works.
- 36 In the event that an automatic teller machine (ATM) is installed at the site, it must contain a reflective strip, mirrors or an alternative measure so that customers using the machine have an opportunity to see if anyone is behind them.
- 37 A safety audit report for the internal and external operation of the approved development shall be undertaken in general accordance with the Department of Infrastructure, Planning and Natural Resources (now Department of Planning) “Crime Prevention Through Environmental Design” Guidelines/NSW Police Service “Safer by Design” Guidelines and in conjunction with any other requirements of the NSW Police Service. This shall occur prior to the commencement of works. This report shall address specific design features to minimise crime and safety related matters such as theft, graffiti, vandalism, undesirable activities etc and be supported by appropriate plans and shall be provided to Council. The recommended strategies contained in the safety audit report shall be implemented, prior to the occupation or use of the development.
- 38 The submission of final design details of proposed security systems to be installed within the development to minimise crime and vandalism related matters, is required to be provided to Council prior to construction commencing.
- 39 The full design details of the proposed floodlighting system and associated light spillage measures/devices for the development are to be submitted to Council prior to the commencement of works. The proposed floodlighting system and associated light spillage measures shall be in general accordance with the requirements of Australian Standard AS4282 - Control of Obtrusive Effects of Outdoor Lighting. The approved light spillage measures shall be installed on the floodlighting system, prior to the use or operation of the floodlighting system. The approved light spillage measures shall be maintained at all times.
- 40 The development shall provide suitable light spillage mitigation measures within the development to mitigate against any adverse light spillage impacts upon surrounding properties in accordance with applicable Australian Standards.- The implementation of the approved light spillage mitigation measures is required prior to the use or occupation of the development.
- 41 **Bicycle Parking**  
The security level of the bicycle parking is to be is to comply with the most current version of Austroads Part 14.
- 42 The disabled access ramp(s) shall comply with Australian Standard AS1428.1 (2001) – Design for Access and Mobility – Part 1 General Requirements for Access – Buildings.
- 43 **Parking and Access**



The development shall make provision for a total of 36 ~~44~~6 car parking spaces and 60 (5 staff and 55 visitor) bicycle parking spaces. This requirement shall be reflected on the final design plans. Any change in the above parking numbers shown on the approved DA plans shall be dealt with via a Section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times and shall be made available at all times for public use.

- 44 The parking dimensions, internal circulation, aisle widths, kerb splay corners, manoeuvring, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890 series, except where amended by other conditions of this consent.
- 45 The main entry point to the building shall be in accordance with Australian Standard 1428.1 - 2001 Design for Access and Mobility - Part 1 General Requirements for Access - Buildings. The proposed pedestrian ramps within the car parking areas shall incorporate gradients (with suitable landing intervals) in accordance with the Australian Standard. The final design of the pedestrian ramps, including ramp gradients shall be reflected on the construction plans.
- 46 The designated loading/unloading facility shall be kept clear for that purpose at all times.
- 47 The development shall make provision for suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas.
- 48 The car parking areas and internal access roads shall be separated from the landscaped bays by means of a kerb or concrete dwarf wall. All kerbs required to act as wheel stops shall have a maximum height of 100mm above ground.
- 49 The car parking areas shall incorporate 'low impact' floodlighting to ameliorate any light spillage and/or glare impacts upon surrounding properties. The erection of the floodlighting system shall be in accordance with the approved final design.
- 50 A change in driveway paving is required at the entrance threshold to clearly show motorists they are crossing a pedestrian area. The developer must construct the paving in accordance with the conditions, technical specifications and levels to be obtained from the specifications of the Public Domain Technical Manual
- 51 Any proposed structures adjacent to the driveway shall comply with the requirements of the latest version of Australian / New Zealand Standard AS/NZ 2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc.
- 52 **Utility Services**  
Should a proposed Vehicular Crossing be located where it is likely to disturb or impact upon a utility installation (ie power pole, Telstra pit etc) written confirmation from the affected supplier that they have agreed to the proposed impacts shall be submitted to Council prior to the commencement of works.
- 53 The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to Council which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to the commencement of works.
- 54 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the plans issued for construction.

## Section 94A Levy Contribution



- 55 The following Section 94A Levy Contribution is required towards the provision of public amenities and services in accordance with the Wollongong City Council Section 94A Development Contributions Plan.

Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Wollongong City Council Section 94A Development Contributions Plan, a contribution of **\$49,027.00** shall be paid to Council prior to the release of any associated Construction Certificate.

The amount to be paid will be adjusted at the time of actual payment, in accordance with the provisions of the Wollongong City Council Section 94A Development Contributions Plan. The Consumer Price Index All Group Index Number for Sydney at the time of the development application determination is 170.5.

The following formula for indexing contributions is to be used:

Contribution at time of payment = **\$C x (CP2/CP1)**

Where

**\$C** is the original contribution as set out in the Consent

**CP1** is the Consumer Price Index (all groups index for Sydney) used in the proceeding indexation calculation

**CP2** is the Consumer Price Index (all groups index for Sydney) at the time of indexation

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website Catalog No 6401.0 - Consumer Price Index, Australia.

Payment of the S94A levy must be by cash or bank cheque only. A copy of the Wollongong City Council Section 94A Development Contributions Plan and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au).

*(Reason: To provide high quality and diverse public amenities and services to meet the expectations of the existing and new residents of Wollongong City Council).*

- 56 **Water Management Act 2000 Approval**

If the proposed development involves an 'aquifer interference activity' as defined by the Water Management Act 2000, approval shall be obtained from the Department of Environment, Climate Change & Water prior to the commencement of works.

- 57 **Permit to Enter and Exit Demolition or Construction Site**

Any use of the footpath or road reserve for demolition or construction purposes requires Council approval under the Roads Act 1993.

Where it is proposed to carry out demolition activities or construction vehicles entering and leaving the site from a public road reserve and/or installation of a fence or hoarding, a permit must be obtained from Council's Regulation and Enforcement Division prior to the works commencing.

- 58 **Site Management, Pedestrian and Traffic Management (Where Works are Proposed in or to and from a Public Road Reserve)**

The submission, as part of an application for a permit under Section 138 of the Roads Act 1993, of a Site Management, Pedestrian and Traffic Management Plan to Council's Manager Regulation and Enforcement for approval is required, prior to works commencing on the site. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.



This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:

- proposed ingress and egress points for vehicles to/from the construction site;
- proposed protection of pedestrians, adjacent to the construction site;
- [proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Traffic Authority's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. – "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in Civil Engineering; and
- proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan shall be implemented, prior to the commencement of any works upon the construction site.

**Note:** Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

#### 59 **Civil Works – Final Construction Drawings**

Prior to any civil infrastructure construction works commencing within the road reserve, the applicant must submit, to Council's Manager Design and Technical Services, final construction drawings with specifications to ensure that the civil construction works can be built in accordance with Council's requirements.

#### 60 **Compliance with Council Subdivision Code**

All civil engineering infrastructure works must be designed and constructed in accordance with the version of the Wollongong City Council Subdivision Code current at the time of this consent.

#### 61 **Sign – Supervisor Contact Details**

Before commencement of any work, a sign must be erected in a prominent, visible position:

- stating that unauthorised entry to the work site is not permitted; and
- showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.



62 **Temporary Toilet/Closet Facilities**

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a standard flushing toilet; and
- connected to either:
  - the Sydney Water Corporation Ltd sewerage system or
  - an accredited sewage management facility or
  - an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

63 **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence to satisfy the requirements of the latest versions of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. An application must be lodged and a permit obtained from Council's Regulation and Enforcement Division before the erection of any such hoarding or fence.

**Note:** No building or construction work must commence before the hoarding or fence is erected.

64 **Consultation with NSW WorkCover Authority**

Prior to any work commencing on the site it is the responsibility of the owner to contact NSW WorkCover Authority in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

65 **Waste Management**

The developer must provide an adequate receptacle to store all waste generated by the development pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and reusable materials.

66 **Supervision of Works and Notification to Council of Works in Road Reserve**

The work shall be supervised by a suitably qualified and experienced Civil Engineer, Registered Surveyor or Civil Engineering Foreman. The supervisor's name, address and contact details (including telephone number) shall be submitted to Council prior to the commencement of any works.

The submission of a written construction program and anticipated duration of the construction to Council is required prior to the commencement of any works within any public road reserve.

67 **Public Liability Insurance**

All contractors working in Council's road reserve and/or public reserve areas shall take out public liability insurance for a minimum amount of \$10 Million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Written evidence of this insurance shall be supplied to Council prior to the commencement of any such works in any road reserve or public reserve area.

68 **Site Management Program – Sediment and Erosion Control Measures**

A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.

69 The depth and location of all services (ie stormwater, gas, water, sewer, electricity, telephone, etc) must be ascertained and reflected on the plans and supporting documentation issued for construction.



- 70 **Notification to Council of any Damage to Council's Infrastructure**  
Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored prior to the occupation of the development.
- 71 **Road Occupancy Licence from the Roads and Traffic Authority**  
Prior to any works commencing, the applicant shall obtain a road occupancy licence from the NSW Roads and Traffic Authority in conjunction with Council's permit under Section 138 of the Roads Act 1993.
- 72 **Works Upon Public Land - Section 138 of the Roads Act**  
Prior to the commencement of any works on and or in:
- (i) The road;
  - (ii) The road reserve or footpath; or
  - (iii) Occupation of the road, road reserve or footpath;
- a Section 138 Road Occupancy Approval must be obtained from Council's Regulation and Enforcement Division.
- Examples of works or activities upon land which require approval under S.138 include but are not limited to:
- (a) Loading or unloading machinery/equipment/deliveries;
  - (b) Installation of a fence or hoarding;
  - (c) Stand mobile crane/plant/concrete pump/materials/waste storage containers;
  - (d) Pumping stormwater from the site to Council's stormwater drains;
  - (e) Carrying out survey or investigation works;
  - (f) Installation of services, including water, sewer, gas, stormwater and power;
  - (g) Construction of new vehicular crossings or footpaths;
  - (h) Removal of street trees;
  - (i) Any activity which proposes an interruption to pedestrian and or vehicular traffic.
  - (j) Carrying out demolition works
  - (k) Materials or equipment delivered to and from site;
  - (l) Installation of fence or hoarding.
- 73 **Stormwater Treatment**  
The stormwater leaving the site should go through a filtration system such as gross pollution trap(s) to remove 100% of gross pollutants and at least 90% of suspended solid. Details shall be provided prior to the commencement of works.
- 74 **Habitable Floor Levels**  
Habitable floor levels for the proposed leased areas on the ground floor shall be constructed at a minimum of 0.15 metres above the corresponding 1 in 100 year flood level as determined by Wollongong City Council. This requirement shall be reflected on the plans issued for Construction.
- 75 **Flood Compatible Materials**  
Any portion of the building or structure below the corresponding 1 in 100 year flood level as determined by Wollongong City Council plus 0.5m freeboard shall be built from flood compatible materials. Where alternative materials are proposed and not shown in Chapter E13 of the Wollongong DCP 2009, relevant documentation from the manufacturer shall be provided to ensure the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13. This requirement shall be reflected on the plans and supporting documentation issued for Construction.
- 76 **Overflow Paths**  
Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land. Blocked pipe situations with 1 in 100 year ARI events



must be incorporated in the design. Overflow paths must also be provided in low points and depressions. This requirement shall be reflected on the plans and supporting documentation issued for Construction.

77 **Roof Water Drainage**

All roof gutters and downpipes shall be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3 (2003) – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes, emergency overflow and downpipe locations shall be reflected on the plans issued for Construction. No roof overflows are permitted onto the road reserve.

78 **Existing/Proposed Levels**

Existing and proposed levels to Australian Height Datum (AHD), including floor, ground, grate, pipe inverts and pavement levels shall be shown on the detailed drainage design. This requirement shall be reflected on the plans issued for Construction.

79 **Connection to Underground Drainage System**

A 150mm diameter, PVC Class SH pipe shall be used to connect to Council's underground drainage system in accordance with Drawing No. 5000/C06/A of Wollongong City Council's Engineering Standard Drawings. Where the pipe exceeds 150mm, then connection shall be made directly into a pit within the road reserve. Details of proposed connections shall be reflected on the plans issued for Construction.

80 **Road Drainage System**

A detailed road drainage design shall be provided for the site frontage of Harbour Street. This detailed design shall include a hydraulic grade line analysis and longitudinal section of the proposed pit and pipeline drainage system, showing calculated flows, velocity, pipe size/class, grade, inverts and ground levels. This requirement shall be reflected on the Construction plans and supporting documentation in accordance with Chapter E14 of the Wollongong DCP 2009. Note no stormwater drainage pipelines or pits will be permitted within the vehicular travelling lanes of the road pavement. This information must be submitted to Wollongong City Council's Manager Design and Technical Services prior to the commencement of works.

81 **Dilapidation Report**

The developer shall provide Wollongong City Council with a dilapidation report, identifying the condition of Council assets and all land in the vicinity of the proposed works prior to the commencement of works.

82 **Kerb Radii and Alignment**

A detailed plan shall be provided indicating a kerb alignment and all necessary improvements for the intersection of Harbour and Burelli Streets, using an absolute minimum radius of 12.5m for a single unit truck/bus (12.5m long) turning movement as per Austroads 'Design Vehicles and Turning Path Templates' and AS2890.2. The turning movements of a single unit truck/bus (12.5m long) shall be superimposed for all possible movements at this intersection to demonstrate that no collisions will occur. Note additional design improvements may be required at the intersection to demonstrate the above requirements.

83 **Blister Design**

A traffic blister shall be provided on the most eastern lane of Harbour Street immediately upslope of the existing vehicular entry point to the northern grandstand. This shall be reflected on the Construction plans.

84 **Batter Slopes – Southern Carpark**

All grassed batter slopes adjacent to the proposed southern car park shall not be greater than 1 vertical to 4 horizontal. Where this requirement cannot be met, a report shall be submitted to Council demonstrating how access and maintenance will be achieved. This shall be provided with the supporting documentation issued with the construction plans.



## **During Demolition, Excavation or Construction**

### **85 Redundant Crossings**

Any existing vehicular crossings rendered unnecessary by this development must be removed and the footpath and normal kerbing and guttering must be restored. This work shall be carried out by a Council qualified concrete contractor at the developer's expense.

### **86 Protection of Public Places**

If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

A hoarding or fence must be erected between the work site and the public place;

- an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
- the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
- safe pedestrian access must be maintained at all times;
- any such hoarding, fence or awning is to be removed when the work has been completed.

### **87 Temporary Road Closure(s)**

If a road closure is required, an approval must be obtained from City of Wollongong Traffic Committee and Wollongong City Council.

**Note:** It may take up to 6 weeks for approval. An application for approval must include a Traffic Control Plan prepared by a suitably qualified person which is to include the date and times of closure and any other relevant information. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual

### **88 Prior Approval from Council for any Works in Road Reserve**

Approval, under Section 138 of the Roads Act 1993, must be obtained from Wollongong City Council's Regulation and Enforcement Division prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person must be submitted for approval and the appropriate fees paid, a minimum of five working days prior to the expected implementation. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RTA Traffic Control at Worksites Manual.

**Note:** This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.

### **89 Restricted Hours of Work**

The developer must not carry out any work other than emergency procedures to control dust or sediment laden runoff outside the hours of 7.00 am to 6.00 pm, Monday to Friday and 8.00 am to 4.00 pm Saturdays without the prior written consent of the Principal Certifying Authority and Council.

No work is permitted on public holidays, Sundays or the Saturday adjacent to public holidays on Mondays or Fridays.

Any request to vary these hours shall be submitted to the **Council** in writing detailing:

- the variation in hours required;
- the reason for that variation;
- the type of work and machinery to be used.



If a hydraulic pile driver/hammer is used for pylons, the contractor shall inform all the noise affected residents in the locality by letter drop at least one week prior to the commencement of the work. The letter shall detail the duration of the work, the hours of operation and the contact details of site manager/contractor.

**Note:** The developer is advised that other legislation may control the activities for which Council has granted consent including but not limited to the Protection of the Environment Operations Act 1997. Developers must note that NSW DECCW Construction Noise Guideline August 2008 states that the maximum allowable construction noise levels are Background + 10 dB(A) and  $L_{Aeq}$  75 dB(A) during the standard working hours i.e. between the hours of 7.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 4.00 pm on Saturdays.

- 90 The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.
- 91 **Dust Suppression Measures**  
Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.
- 92 All sealed surfaces intended to carry vehicular traffic must be managed with the aim of preventing windblown dust emissions.
- 93 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by an Approved Contractor**  
The removal of any asbestos material must be carried out by an approved contractor if over 10 square metres in area in strict accordance with WorkCover Authority requirements.
- 94 **Asbestos Transportation Requirements**  
Transportation of asbestos from the site must comply with the Protection of the Environment Operations Waste Regulations 1996.
- 95 Asbestos waste must only be disposed of at a land-fill site lawfully approved to receive this type of waste. A receipt must be retained and submitted to Council, prior to commencement of the construction works.
- 96 **Discharge of Groundwater to Stormwater**  
Prior to the discharge of groundwater into the stormwater drainage system, the water acidity must be checked and if necessary, neutralised by the addition of lime to maintain pH between 6.5 and 9.
- 97 **Acid Sulphate Soils**  
Any spoil material extracted or excavate from the foundation must be neutralized with necessary inhibitor (commercial lime/calcium bicarbonate) in accordance with the advice of a geotechnical consultant's advice prior to pouring of the concrete for the footing/piers.
- 98 **Compliance with Statutory Authorities / Government Departments**  
Compliance with the requirements of any Statutory Authorities or Government Departments such as, but not limited to:
- NSW Workcover Authority;
  - NSW Roads & Traffic Authority;
  - NSW Environment Protection Authority;
  - NSW Police Service; and
  - NSW Fire Brigades.
- 99 **Construction – Internal Fitout of Food Premises – Concession Catering Areas**  
The internal construction of the concession catering areas must be completed in accordance with AS4674-2004: Design, construction and fit-out of food premises.
- 100 **Floor Construction – Concession Catering Areas**



The floor must be finished to a smooth, even non-slip surface, graded and drained to the waste (AS4674-2004-Section 3).

101 **Floor Waste – Concession Catering Areas**

The floor waste(s) in the food premises must be fitted with a sump removable basket and grate, a minimum 200mm in diameter, in all stainless steel finish (AS4674-2004-Section 4.1.8).

102 **Coving – Concession Catering Areas**

The intersection of the floor with the walls must be coved with approved, recessed coving to a minimum concave radius of 25mm, so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. “Feather edge skirting” and non-rebated coving are not permitted (AS4674-2004 – Section 3.1.5, Figure 3.1).

103 **Penetrations – Concession Catering Areas**

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling (AS4674-2004-Section 3.2.9)

104 **Wall Requirements – Concession Catering Areas**

Walls must be of solid construction and finished with a smooth, impervious washable surface. Cavity walls are not permitted (AS4674-2004-Section 3.2)

105 **Ceiling Construction – Concession Catering Areas**

The ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and painted with a light-coloured washable paint. The intersection of the walls and ceiling must be right-joined, sealed and dustproof. Drop-in panel style ceilings are not permitted (AS4674-2004-Section 3.2)

106 **Light Fittings – Concession Catering Areas**

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with the ceiling; or
- b. Designed to ensure that no horizontal surface exists that would allow dust and grease to accumulate (AS4674-2004-Section 2.6.2)

107 **Hand Basin(s) and Hand Towels – Concession Catering Areas**

A suitable number of hand basins must be provided in convenient and accessible locations within the food preparation area(s), no further than 5m from any place where open food is handled.

The hand basin(s) must be at bench height, serviced with a permanent supply of warm running water through a single outlet and fitted with a hands-off type tap set. In the case of a child care centre, the hot water shall be limited to a temperature that is safe for children.

A disposable paper hand towel dispenser must be installed adjacent to each hand basin. Airdryers installed as the sole means of drying hands are not permitted (AS4674-2004-Section 4.4)

108 **Double Bowl Sinks – Concession Catering Areas**

A double bowl wash sink of adequate size and capacity must be provided (AS4674-2004-Section 4.1).

109 **Water Service – Concession Catering Areas**

Any equipment washing or preparation sink must be serviced with hot and cold water through a single outlet (AS4674-2004-Section 4.1)

110 **Cleaner’s Sink – Concession Catering Areas**

A cleaner’s sink serviced with hot and cold water through taps fitted with hose connectors must be provided and located outside or areas where open food is handled (AS4674-2004-Section 4.1.8)

111 **Tap Fittings – Concession Catering Areas**

Hot and cold wall mounted taps fitted with hose connectors and positioned at least 600mm above the floor must be installed in a convenient and accessible location outside of areas where open food is handled (AS4674-2004 – Section 4.1.8)



- 112     **Fittings – Concession Catering Areas**  
All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS4674-2004.
- 113     **Food Preparation Benches – Concession Catering Areas**  
All food preparation benches must be constructed in stainless steel (AS4674-2004-Section 4.2)
- 114     **Benches – Concession Catering Areas**  
The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, and free of cracks, gaps, crevices or exposed joints (AS4674-2004-Section 4.2)
- 115     **Storage Cabinets – Concession Catering Areas**  
Storage cabinets, both internally and externally, must be finished in a smooth and non-absorbent material, and free of cracks, gaps, crevices or exposed joints (AS4674-2004-Section 4.2)
- 116     **False Bottoms – Concession Catering Areas**  
False bottoms and cavities under fittings are not permitted (AS4674-2004-Section 4.2 and 4.3)
- 117     **Shelving – Concession Catering Areas**  
All shelving must be located at least 25mm off the wall. Alternatively, the intersection of the shelf and the wall is to be completely sealed to the satisfaction of Council (AS4674-2004-Section 4.2)
- 118     **Display Units – Concession Catering Areas**  
The food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Regulation 2004, AS 4674-2004-Section 4.2).
- 119     **Cool Room Floor – Concession Catering Areas**  
The cool room floor must be finished to a smooth even surface and graded to drain to the door. A sanitary floor waste must be located outside the cool room and adjacent to the door.
- 120     **Metal Work – Concession Catering Areas**  
All metal work in the cool room must be protected to resist corrosion.
- 121     **Condensation Collection – Concession Catering Areas**  
Condensation from the refrigeration units/cool room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.
- 122     **Mechanical Exhaust – Concession Catering Areas**  
Mechanical exhaust ventilation must be provided to the cooking appliances. Detailed plans together with all calculations for the system must be submitted to Council and approved prior to installation (AS4674-2004-Section 2.5, AS1668.2-1991).
- 123     **Exhaust Hood – Concession Catering Areas**  
The exhaust hood must completely cover the equipment to be ventilated and extended no less than 200mm beyond the perimeter of the equipment (AS1668.2-1991).
- 124     **Exhaust Hood – Concession Catering Areas**  
The exhaust hood must be provided with a condensation gutter around the base. The gutter must not be less than 50mm wide by 25mm deep. Where abutting walls, the hood must be constructed so as to finish flush against the wall surface (AS1668.2 – 1991).
- 125     **Exhaust Hood – Concession Catering Areas**  
The low edge of the canopy-type exhaust hood must be at least 2000mm above floor level (AS1668.2 – 1991).
- 126     **Roller Door – Concession Catering Areas**  
The drum of any roller door situated in food service areas must be enclosed in a frame sheeted with compressed cement sheet, and finished smooth and sealed. The enclosure must be accessible for pest control inspection and maintenance (AS4674-2004-Section 2.1.5).
- 127     **Hot Water Service – Concession Catering Areas**



The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted a minimum 150mm above floor level on a stand of non-corrosive metal construction (AS4674-2004-Section 4.3).

**128 Flood Compatible Materials – Electrical**

All commercial power service (metering) equipment, wiring, power outlets, switches etc. shall be located above the corresponding 1 in 100 year flood level plus 0.5m freeboard. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers must also be installed. Any equipment installed below this level should be capable of disconnection by a single plug and socket assembly.

**129 Drainage Pits**

All surface inlet and junction pits shall conform to the current Wollongong City Council Engineering Standard Drawings.

**130 Pipe Connection**

All pipe connections to existing pits within the road reserve must be constructed flush with the pit wall in accordance with good engineering practice. The developer must ensure that the condition of the pit is not compromised and that the service life of the pit is not reduced as a result of the connection.

**131 Survey Report for Floor Levels**

A Survey Report must be submitted to Council verifying that each ground floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective ground level of the building. All levels shall relate to Australian Height Datum.

**132 Supervision of Engineering Works**

All engineering works associated with the development are to be carried out under the supervision of a practising civil engineer.

**133 New Kerb Inlet Pit**

All new kerb inlet pits shall be constructed in accordance with Drawing N° 5000/C02/A of Wollongong City Council's Engineering Standard Drawings. The pits shall incorporate a minimum 1.8 m pre-cast lintel and shall be connected to the existing pits with a minimum 375 mm diameter Reinforced Concrete Pipe. This work shall be done by a Council approved contractor, at the developer's expense.

**134 Piping of Stormwater to Existing Stormwater Drainage System**

Stormwater for the land must be piped to Council's existing stormwater drainage system. Prior to undertaking the connection the developer shall obtain a permit from and arrange inspections with Council's Regulation and Enforcement Division.

**135 No Adverse Run-off Impacts on Adjoining Properties**

The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.

**136 Re-direction or Treatment of Stormwater Run-off**

Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.



## **Prior to Occupation**

### **137 Crime Prevention through Environmental Design (CPTED)**

The area of the subject site which can be accessed by the public must have lighting provided in accordance with AS1158 (1999) or AS4360 (1999). This requirement shall be reflected on the construction plans.

### **138 Under Awning Lighting**

The architectural plans are to show under-awning lighting. The lighting is to be in operation at the same times as the street lighting and provide a lighting level of P2 as a minimum. Details shall be provided prior to the commencement of construction.

### **139 Liquor Licensing**

All premises from where liquor is to be sold or consumed will require licensing under the Liquor Act 2007, prior to occupation of the development.

### **140 Completion of Engineering Works**

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective to the satisfaction of Council's Manager Regulation and Enforcement. The total cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the occupation of the development.

### **141 Works-as-Executed Plans**

On completion of any civil infrastructure works, the applicant must submit, to Council's Manager Design and Technical Services, the Works-As-Executed plans for any works within any road reserve or other Council owned or controlled land. A certificate shall also be submitted by a registered surveyor confirming that the survey is a true and accurate record and that all pipelines and associated structures lie wholly within any easements required by the engineering works. The WAE plans shall also be certified by an accredited engineer indicating that construction works have been built in accordance with the conditions of development consent.

### **142 Fire Safety Certificate**

A Fire Safety Certificate must be issued for the building prior to the occupation of the development. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- 162.1 Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
- 162.2 must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

### **143 Road Closure & Lease**

A lease of the airspace and land to the Illawarra Venues Authority must be finalised before the occupation/ commencement of the use of the grandstand structure by the public.

### **144 Access Certification**

Prior to the occupation of the building, a certificate must be obtained from an accredited access consultant certifying that the building complies with the requirements of AS 1428.1 and all other relevant legislative requirements.

### **145 Acoustic Compliance**

The developer shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) in relation to the operation of all mechanical plants (air conditioning units, exhaust systems, kitchen exhaust systems and associated plant) and public addressing (PA) system on the site confirming compliance with Condition 17.

### **146 Registration – Catering Concession Areas**

The catering concession areas must be registered with Council's Regulation and Enforcement Division. An application must be made submitting the appropriate form prior to business



operations commencing. Form can be found on Councils' web page  
<http://www.wollongong.nsw.gov.au/council/formsandfactsheets.asp>. then navigate to  
Health/Application for Licence

147 **Food Business Notification Requirement – Catering Concession Areas**

The proprietors of the catering concession areas are required to notify their business details to the NSW Food Authority prior to operations commencing. An application can be made via [www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au), or by submitting a notification form and fee to Council or NSW Food Authority.

148 **Drainage WAE**

The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related work has been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. This plan must include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. This information must be submitted to Wollongong City Council's Manager Design and Technical Services for review prior to the commencement of use/occupation of the development.

149 **Site Contamination Validation Report and Site Contamination Audit Statement**

The submission of a site contamination validation report to is required, prior to the occupation or commencement of use of the grandstand. This validation report shall verify that:

- all site contamination remediation works have been satisfactorily completed;
- the site is not affected by any soil strata and /or groundwater table contamination, above NSW EPA threshold limit criteria; and
- the site is rendered suitable for the proposed development.

The submission of a site audit statement/final clearance certificate is also required from an accredited auditor pursuant to the provisions of Part 4 of the Contaminated Land Management Act 1997 confirming that the site has been satisfactorily remediated and is suitable for the proposed development. This statement/certificate must be obtained prior to the occupation or commencement of use of the grandstand.

150 **Drainage within Council Land - WAE**

The developer shall obtain written verification from a suitably qualified civil engineer, stating that the construction of the drainage infrastructure works within the road reserve and Council land has been undertaken in accordance with the approved plans. In addition, full works-as-executed plan, prepared and signed by a Registered Surveyor must be submitted. This plan must include the location and levels of the drainage lines, structures and finished surface levels. This information must be submitted to Wollongong City Council's Manager Design and Technical Services for review prior to the commencement of use.

151 **An operational management strategy shall be prepared by a suitably qualified access consultant and shall be submitted to Council prior to the commencement of use/ occupation of the development. The operational management is required to ensure the intent of the Disability Discrimination Act 1992 is met at the stadium. The operational management plan shall address the following matters:-**

- Allocation of wheelchair seating spaces and companion seats on Level 02 and provision of access to those spaces;
- Ticketing - provide a ticketing/booking system which allows for flexibility to accommodate groups (which may wish to include use of a wheelchair space) to sit together. Additionally, consistent ticketing prices shall be applied to ensure equitable pricing of wheelchair seating spaces and companion seats;
- Equitable provision of access to concessions/food and beverage concessions;
- Assisted emergency evacuation from Levels 02 and 03 for people with a disability; and
- Allocation of accessible car spaces.



## **Operational Phases of the Development/Use of the Site**

- 152 The operational management plan submitted in response to Condition 150 shall be implemented at all times during events.
- 153 **Fire Safety Measures**  
All new and existing fire safety measures shall be maintained in working condition, at all times.
- 154 **Storage of Materials/Equipment**  
An area shall be provided within the development to store materials and equipment above the corresponding 1 in 100 year flood level plus 0.5m freeboard.
- 155 **Consent required for future use/occupation of ground floor areas**  
Separate development consent shall be obtained for the use of the ground floor retail/commercial areas prior to their use or occupation.
- 156 **Restricted Hours of Operation – Ticket Box Offices**  
The hours of operation for the ticket box offices including WEC events shall be restricted to 9.00am to 5.00pm Monday to Friday and 9.00am to 12.00pm Saturday except when open in conjunction with any WIN stadium event. Any alteration to the approved hours of operation will require separate Council approval.
- 157 **Restricted Hours of Operation – Corporate Function Rooms**  
The hours of operation for the corporate function rooms shall be restricted to 7.30am to 12.00am (midnight) Monday to Saturday and 9.00am to 10.00pm Sunday. Any alteration to the approved hours of operation will require separate Council approval.
- 158 **Restricted Use of Function Rooms**  
The use of the corporate function rooms within the western grandstand shall only occur during major events where the Major Event Traffic Management Plan is activated (ie for events attracting more than 15,000 attendees).
- 159 **Responsible Service of Alcohol**  
Responsible Service of Alcohol principles shall be applied and followed at all times through all licensed areas including the corporate function rooms.
- 160 **Wollongong Precinct Liquor Accord**  
The Licensee and/or representative shall become a member of and attend the Wollongong Local Government Liquor Accord. We strongly recommend the Licensee also become a member of the new Precinct Liquor Accord (PLA) facilitated by NSW Communities. Participation in the new PLA will be compulsory for licensed venues within the City Centre boundary yet to be set by Communities NSW. Information and initiatives supported within both Liquor Accords should be transferred to all Function Managers using venue space within WIN stadium.
- 161 **Graffiti Removal**  
The Illawarra Venues Authority shall be responsible for the immediate removal of any graffiti on the exterior of the grandstand and associated structures.
- 162 **Consolidation of Lots**  
The allotments the subject of this development application shall be consolidated. Evidence of registration of the plan of consolidation must be provided to Council prior to the occupation or use of the grandstand.