

Attachment 5 – Draft Conditions

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

Plans and Specifications	these are to be inserted prior to final determination
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General Matters

- 2 **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.
- 3 **Existing Fire Safety Measures**
The new development must not compromise the existing essential fire safety measures contained in the northern grandstand building.
- 4 **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.
- 5 **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.
- 6 **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.
- 7 **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.
- 8 **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.
- 9 **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.
- 10 **Traffic Management – Events up to 15,000 people**
A traffic management plan shall be implemented for events likely to attract up to 15,000 people. This TMP shall be prepared and submitted to Council for approval prior to the first event in the new grandstand. This TMP shall be reviewed on a regular ongoing basis in consultation with the RTA, Council and NSW Police and be approved by Council. 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.

11 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 and be approved by Council. 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.

12 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

13 Maintenance of Podium Planter Boxes and Espalier Planting

The implementation of a landscape maintenance program for the podium level planter boxes and espalier planting, in accordance with the approved Landscape Plan, for the life of the building to ensure that the espalier planting establishes and receives regular maintenance including pruning and the replacement of failed plants. Details of the program are to be submitted with a final Landscape Plan to Council.

14 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 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 obtained at commencement of the construction works and all necessary certification submitted to Council at completion of the development.

15 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.

- 16 **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.
- 17 **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.
- 18 **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.
- 19 **Emergency Services Access**
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 completion of construction works.
- 20 **ATMs**
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.
- 21 **Crime Prevention Through Environmental Design**
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.
- 22 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.
- 23 **Light Spillage**
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.
- 24 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.
- 25 Any disabled access ramp(s) shall comply with Australian Standard AS1428.1 (2001) – Design for Access and Mobility – Part 1 General Requirements for Access – Buildings.

26 **Adjustment of Public Utility Service**

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.

27 **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.

28 **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.

29 **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.

30 **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.

31 **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.

32 **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.

33 **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.

34 **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.

35 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.

36 **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.

37 **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.

38 **Road Occupancy Licence from the NSW Roads & 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.

39 **Application for Occupation of Footpath/Roadway**

Any use of the footpath or road reserve for construction purposes requires Council approval under the Roads Act 1993. Where it is proposed to carry out activities such as, but not limited to the following:

- (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;

a separate application for occupation of footpath/roadway must be submitted to Council's Regulation and Enforcement Division, and a S.138 permit obtained, prior to the works commencing.

40 **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.

41 **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.

During Demolition, Excavation or Construction

42 **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.

43 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

44 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.

45 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.

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) 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.

46 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.

47 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.

- 48 All sealed surfaces intended to carry vehicular traffic must be managed with the aim of preventing windblown dust emissions.
- 49 **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.
- 50 **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.
- 51 **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).
- 52 **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).
- 53 **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).
- 54 **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).
- 55 **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).
- 56 **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).
- 57 **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
 - a. Designed to ensure that no horizontal surface exists that would allow dust and grease to accumulate (AS4674-2004-Section 2.6.2).
- 58 **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).

59 Double Bowl Sinks – Concession Catering Areas

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

60 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).

61 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).

62 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).

63 Fittings – Concession Catering Areas

All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS4674-2004.

64 Food Preparation Benches – Concession Catering Areas

All food preparation benches must be constructed in stainless steel (AS4674-2004-Section 4.2).

65 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).

66 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).

67 False Bottoms – Concession Catering Areas

False bottoms and cavities under fittings are not permitted (AS4674-2004-Section 4.2 and 4.3).

68 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).

69 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).

70 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.

71 Metal Work – Concession Catering Areas

All metal work in the cool room must be protected to resist corrosion.

72 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.

73 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).

- 74 **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).
- 75 **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).
- 76 **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).
- 77 **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).
- 78 **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).
- 79 **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.
- 80 **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.

Prior to Occupation

- 81 **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.
- 82 **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.
- 83 **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.
- 84 **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. 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.
- 85 **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.

86 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:

- 86.1 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
- 86.2 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.

87 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.

88 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.

89 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 8. The noise levels shall be measured when the stadium is at full or near capacity during an event.

Prior to the occupation or commencement of use of the grandstand, a Noise Management Plan shall be developed in accordance with the recommendation contained within Section 6.3 of the Environmental Noise Impact Report prepared by Day Design Pty Ltd (reference 4332) dated 10 May 2010. A copy of the Noise Management Plan shall be provided to Council prior to the commencement of occupation/use of the grandstand.

90 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.

91 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, or by submitting a notification form and fee to Council or NSW Food Authority.

92 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.

93 Operational Management Strategy

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:-

- Equitable provision of access to concessions/food and beverage concessions;
- Assisted emergency evacuation from Level 03 for people with a disability; and
- Vertical access to the upper level – to facilitate use of the lifts by people with ambulant disabilities to the upper level of the grandstand.

Operational Phases of the Development/Use of the Site

94 Operational Management Strategy

The operational management strategy submitted in response to Condition 93 shall be implemented at all times during events.

95 Acoustic Compliance

The Noise Management Plan referred to in Condition 89 shall be complied with at all times. The development shall comply with the NSW Department of Environment, Climate Change & Water's Guidelines for acceptable noise levels as detailed in Section 4.0 of the Environmental Noise Impact Report prepared by Day Design Pty Ltd (reference 4332) dated 10 May 2010.

96 Fire Safety Measures

All new and existing fire safety measures shall be maintained in working condition, at all times.

97 Responsible Service of Alcohol

Responsible Service of Alcohol principles shall be applied and followed at all times through all licensed areas.

98 Wollongong Precinct Liquor Accord

The Licensee and/or representative shall become a member of and attend the Wollongong Local Government Liquor Accord. Information and initiatives supported by the Wollongong Liquor Accord should be transferred to all Function Managers using venue space within WIN Stadium.

99 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.

100 Locker Storage

Sufficient lockers must be provided in the premises specifically for the storage of cleaning materials and employees' clothing and personal belongings (AS4674-2004-Section 5.2).