ATTACHMENT 6: Draft Conditions

Description	Extension of existing indoor sporting facility
Location	Lot 1667 DP 233439, Lot 1666 DP 233439, Lot 1868 DP 233438
	Fred Finch Park, Hooka Creek Road, BERKELEY NSW 2506

Consent has been granted subject to the following conditions:

Approved Plans and Specifications

1 The development shall be implemented substantially in accordance with the details and specifications set out on Job No. W287, Drawing Nos. A010-B, A100-B, A400-B, A500-B dated 21 September 2021 and A-CBD dated 20 May 2020 prepared by Facility Design Group and Drawing Nos. 3748-LD-G02-5, 3748-LD-KP01-5, 3748-LD-GA01-5, 3748-LD-GA02-5, 3748-LD-G03-5, 3748-LD-PL01-5, 3748-LD-PL02-5, 3748-LD-PL03-5 and 3748-LD-DE01-5 dated 25 January 2022 prepared by Environmental Partnership and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

2 **Geotechnical**
All work is to be in accordance with the geotechnical recommendations contained in the report dated 31 July 2020 by Asset GeoEnviro and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.

Foundation systems are to be designed for Class P soils with all footings to be founded within the underlying weathered bedrock as recommended by the geotechnical consultant.

3 **Supplementary Contamination Assessment**
Prior to the issue of the Construction Certificate, a Supplementary Contamination Assessment is to be undertaken by a suitably qualified environmental consultant for the areas beneath existing hardstand and structure footprints prior to redevelopment works. This shall be done to confirm land-use suitability of the inaccessible soil materials not able to be assessed by the Combined Stage 1 Preliminary & Stage 2 Detailed Site Investigation – Illawarra Sports Stadium, Berkeley (Sydney Environmental Group, 3/9/2021).

The Supplementary Contamination Assessment must be prepared in accordance with Chapter E20 – Contaminated Land Management of the DCP, *State Environmental Planning Policy No 55 – Remediation of Land* and the associated guideline Managing Land Contamination. The consultant undertaking the Supplementary Contamination Assessment must be certified under one of the following schemes:

- the Environment Institute of Australia and New Zealand's (EIANZ) Contaminated Land Assessment Specialist Certification Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) scheme; or
- the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.

4 **Site Validation Report**
A Validation Report (Stage IV) shall be submitted to Council prior to civil construction works. The Validation Report shall verify that:

a the site is not affected by soil and/or groundwater contamination above the NSW EPA threshold limit criteria; and
b the site is suitable for the proposed development.

The Validation Report must be prepared by contaminated land consultant who is certified under one of the following certification schemes:

- the Environment Institute of Australia and New Zealand's (EIANZ) Certification Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)); or
- the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.

The Validation Report is to be issued by the consultant direct to Council. No third party submissions will be accepted.

5 **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.

6 **Construction Certificate**

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-147 of the Environmental Planning and Assessment Regulation 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in clause 142 (2) of the Environmental Planning and Assessment Regulation 2000.

7 **Occupation Certificate**

An Occupation Certificate must be issued by the Principal Certifier prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifier must be satisfied that the requirements of section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

8 **Tree Retention / Removal**

The developer shall retain the existing tree(s) indicated on the landscape Plan by Environmental Partnerships on drawing 3748-LD-KP01 consisting of trees shown in Black or Green.

Any branch pruning, which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS4373-2007.

All tree protection measures are to be installed in accordance with Australian standard AS4970-2009 Protection of Trees on development Sites.

All recommendations in the Arboricultural Impact Assessment by Green Earth Trees dated November 2020 page no. 12-14 are to be implemented including and not restricted to: remedial tree pruning, dead wood removal, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

This consent permits the removal of trees marked in Red as indicated on the [landscape Plan by Environmental Partnerships on drawing 3748-LD-KP01. No other trees shall be removed without prior written approval of Council.

The developer shall meet with WCC Landscape Officer on site to identify and mark each tree for removal within 3 working days prior to removal of trees.

9 **Design and Construction of Food Premises**

The construction and fit out must comply with *AS-4674/2004: Design, Construction and Fit-Out of Food Premises*.

Prior to the Issue of the Construction Certificate

10 **Groundwater Management Plan**
The submission of a groundwater management plan, prepared by a suitably qualified consultant, to the Principal Certifier for approval is required prior to the issue of the Construction Certificate.

11 **Design in Accordance with Flood Study**
The detailed design of the development (incl. earthworks, pavement, building design, open form structures, finished surface levels, and surface treatment) shall be generally in accordance with the Illawarra Sports Stadium Flood Impact Assessment, Revision 2, by BMT, dated 11/11/2020. These requirements shall be reflected on the Construction Certificate plans and certified by a suitably qualified civil engineer prior to the release of the Construction Certificate.

12 **Building Code of Australia – Fire Safety Upgrade**
The following information will be required to be detailed on the plans or supporting documentation to the Principal Certifier, prior to the issue of the Construction Certificate. This condition relates to fire safety upgrade considerations under Clause 94 of the Environmental Planning & Assessment Regulation 2000 and relates to the existing building. The upgrade work shall be carried out in accordance with the National Construction Code Series (BCA) Volume 1.

Prior to the issue of a Construction Certificate, all key compliance matters detailed in the National Construction Code Series Capability Statement prepared by Accredited Building Certifiers dated 25 May 2020 (Ref R1441), must be considered and implemented / incorporated into the Construction Certificate documentation to the satisfaction of the Certifying Authority

13 **Present Plans to Sydney Water**
Approved plans must be submitted online using Sydney Water Tap, available through www.sydneywater.com.au to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The Principal Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.
Visit www.sydneywater.com.au or telephone 13 20 92 for further information.

14 **Car Parking and Access**
The development shall make provision for a total of 720 car parking spaces (including 4 car parking spaces for people with disabilities), 2 'small rigid vehicle' ambulance parking bays, and a minimum of 8 (Class C) bicycle spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

15 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

16 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

17 **Details of Proposed Pit and Pipeline**
Details of the proposed connecting pipeline to the Council pit, within the existing drainage system shall be provided in conjunction with the detailed drainage design for the site. Connection is to be made in accordance with Wollongong City Council Standard Drawings. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

18 **Landscaping**
The submission of a final Landscape Plan will be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of

this consent) for the approval by the Principal Certifier, prior to the release of the Construction Certificate.

19 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 Landscape Plan to the Principal Certifier prior to release of the Construction Certificate.

20 **Tree Protection and Management**
The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.

b Installation of Tree Protection Fencing - A one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8 metre centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area. Details of tree protection and its locations must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.

c Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.

d Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

21 Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.

22 **Stormwater Drainage Design**
A detailed drainage design for the development must be submitted to and approved by the Principal Certifier prior to the release of the Construction Certificate. The detailed drainage design must satisfy the following requirements:

a Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plan/s lodged for development approval, being the The Concept Drainage Layout Plan, Job no. KF113319, Drawing no. C0200, Revision B, by KFW, dated 16/09/2021

b include details of the method of stormwater disposal. The stormwater from the development must be piped to Councils existing stormwater pit east of the development (discharges stormwater from the carpark system) noted as pit number 1063038 on Councils asset system.

c Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.

d Overflow paths shall 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

shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

23 **Flood Level Requirements**

The following requirements shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate:

a All floor levels must be constructed at a minimum of RL 3.45 metres AHD.

b Any portion of the building or structure below RL 3.45 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.

c The proposed development shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 4.2 metres AHD.

24 **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.

Prior to the Commencement of Works

25 **Implementation of Groundwater Management Plan**

The Groundwater Management Plan, as required by this consent, 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.

26 **Appointment of Principal Certifier**

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

a Appoint a Principal Certifier (PC) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
b notify Council in writing of their intention to commence work (at least two days notice is required).

The Principal Certifier must determine when inspections and compliance certificates are required.

27 **Sign – Supervisor Contact Details**

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

a stating that unauthorised entry to the work site is not permitted;
b showing the name, address and telephone number of the Principal Certifier for the work; and
c 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.

28 **Demolition Works**

The demolition of the existing building elements shall be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen

hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifier. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

29 **Hazardous Material Survey**

At least one week prior to demolition, the applicant must prepare a hazardous materials survey and management plan. Hazardous materials includes, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

a) the location of hazardous materials throughout the site;

b) a description of the hazardous material;

c) the form in which the hazardous material is found, eg AC sheeting, transformers, lead paint, PCB containing electrical equipment, SMF materials, roof dust;

d) an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;

e) a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;

f) identification of the disposal sites to which the hazardous materials will be taken.

This plan shall be kept on site for the duration of demolition works.

30 **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**

Prior to the commencement of any demolition, excavation or construction works, the supervising arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the arborist's recommendations and relevant conditions of this consent.

31 **Certification from Arborist - Adequate Protection of Trees to be Retained**

A qualified arborist is required to be engaged for the supervision of all on-site excavation or land clearing works. The submission of appropriate certification from the appointed arborist to the Principal Certifier is required which confirms that all trees and other vegetation to be retained are protected by fencing and other measures, prior to the commencement of any such excavation or land clearing works.

32 **Works in Road Reserve - Minor Works**

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team 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.

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, 5 days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements:

a All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's Road reserve".

b Any existing damage within the immediate work area or caused as a result of the work/ occupation, must also be restored with the final works.

33 **Demolition Works**

The demolition of the existing structures shall be carried out in accordance with Australian Standard AS 2601-2001: The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Hazardous and/or intractable wastes shall be disposed of to the satisfaction of Council. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

34 **Tree Protection**

Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development must be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970-2009).

Tree protection zones must be established prior to the commencement of any work associated with this approved development.

No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones.

During Demolition, Excavation or Construction

35 **Imported Fill Material**

Any imported fill material brought onto the site shall be virgin excavated natural material as defined by the NSW Environment Protection Authority, that is natural material such as clay, gravel, sand, soil or rock fines that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities, and that does not contain sulfidic ores or soils, or any other waste including fragments or filaments of asbestos. A certificate from a suitably qualified environmental consultant confirming the fill material is not contaminated shall be submitted to Council for its records.

36 **Demolition Materials - Disposal**

All demolition materials not being reused on-site shall be disposed of only at a recycling or waste management facility that may lawfully receive that waste.

37 **New Information/Unexpected Finds**

In the event that demolition and/or construction works cause the generation of odours or the uncovering of previously unidentified contaminants or hazardous materials, works must immediately cease and the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) must be notified in writing within seven (7) days and an appropriately qualified environmental consultant appointed to undertake an assessment of the potential contaminant and works required to make the site safe from potential human health and environmental harm.

38 **PCB Containing Electrical Equipment**

If any metal cased capacitors are found during demolition works that were previously identified or unidentified they shall be treated as containing Polychlorinated Biphenyls (PCBs). Details on storing, conveying and disposing of PCB material or PCB wastes can be found in *Polychlorinated Biphenyls Management Plan*, Environmental Protection & Heritage Council, Revised Edition April 2003.

39 **SMF Materials**

All Synthetic Mineral Fibre (SMF) containing materials must be removed in accordance with the National Standard for the Safe Use of Synthetic Mineral Fibres [National Occupational Health and

Safety Commission:1004 (1990)] and the National Code of Practice for the Safe Use of Synthetic Mineral Fibres [National Occupational Health and Safety Commission:2006 (1990)].

40 **Survey Report for Floor Levels**
A Survey Report must be submitted to the Principal Certifier verifying that the floor level accords with the floor level 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 level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.

41 **No Adverse Run-off Impacts on Adjoining Properties**
The design and construction of the development shall ensure there are no adverse effects to adjoining properties, 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.

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.

42 **Copy of Consent to be in Possession of Person carrying out Tree Removal**
The Developer must ensure that any person carrying out tree removal is in possession of this development consent and the approved landscape plan, in respect to the trees which have been given approval to be removed in accordance with this consent.

43 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**

The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>).

44 **Asbestos Waste Collection, Transportation and Disposal**
Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this this type of waste. A receipt must be retained and submitted to the Principal Certifier, and a copy submitted to Council (in the event that Council is not the Principal Certifier), prior to commencement of the construction works.

45 **Lead Based Paint**
To prevent contamination of the soil and human health risks associated with lead dust, safeguards must be used when removing flaking paint or sanding paint surfaces that are suspected to contain lead.

46 **Acid Sulfate Soils**
The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by classes 3, 4 or 5 Acid Sulfate Soils. Acid Sulfate Soils contain iron sulfides which, when exposed to air due to drainage or disturbance, may produce sulfuric acid and release toxic quantities of iron, aluminium and heavy metals. The Acid Sulfate Soils Map is an indication only and you are advised that you may encounter acid sulfate soils during the excavation for the proposed development.

Any excavated soil must be neutralised with commercial lime (calcium bicarbonate) by the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site. Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to pouring concrete.

After neutralisation, any excess soil intended for disposal must be chemically assessed in accordance with the NSW Environment Protection Authority's *Waste Classification Guidelines Part 1: Classifying Waste* before being disposed of at a waste management facility that can lawfully accept that waste.

Council suggests the applicant refer to the Acid Sulfate Soils Assessment Guidelines contained in the Acid Sulfate Soils Manual, prepared by NSW Acid Sulfate Management Advisory Committee, August 1998 for further information.

47 **Excess Excavated Material – Disposal**
Excess excavated material shall be classified according to the NSW Environment Protection Authority's Waste Classification Guidelines – Part 1: Classifying Waste (2014) prior to being transported from the site and shall be disposed of only at a location that may lawfully receive that waste.

48 **Flood Compatible Materials – Electrical**
All power service (metering) equipment, power outlets, switches etc. shall be located above RL 3.45 metres AHD. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers shall also be installed. Any equipment installed below or partially below RL 3.45 metres AHD should be capable of disconnection by a single plug and socket assembly.

49 **Fences**
Any new fences constructed on the site and located in the flood plain shall be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.

Prior to the Issue of the Occupation Certificate

50 **Fire Safety Upgrade (Occupation Certificate)**
Prior to the issue of an Occupation Certificate, all key compliance matters detailed in the National Construction Code Series Capability Statement prepared by Accredited Building Certifiers dated 25 May 2020 (Ref R1441), must be complete to the satisfaction of the Registered Certifier.

51 **Completion of Landscape Works**
The completion of the landscaping works as per the final approved Landscape Plan is required prior to the issue of Occupation Certificate.

52 **Floor Construction**
The floor must be finished to a smooth, even non-slip surface, graded and drained to the floor waste (AS-4674/2004-Section 3).

53 **Floor Waste**
The floor waste(s) must be fitted with a basket trap and grate and constructed in all stainless steel finish (AS-4674/2004-Section 4.1.8).

54 **Coving**
Recessed coving must be provided at all intersections of the floor with the walls. All coving must have a minimum concave radius of 25mm and be installed 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 (AS-4674/2004 – Section 3.1.5).

55 **Cleaner's Sink**
Where floor wastes are not installed as a means of disposing of wastewater, a cleaner's sink serviced with hot and cold water through taps fitted with hose connectors must be provided and located outside of areas where open food is handled (AS-4674/2004-Section 4.1.8).

56 **Tap Fittings**
Where floor wastes are installed as a means of disposing of wastewater, 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 (AS-4674/2004 – Section 4.1.8).

57 **Penetrations**
All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling or fixed on brackets so as to provide at least 25mm clearance between the pipe or conduit and

adjacent vertical surfaces and 100mm between the pipe or conduit and any adjacent horizontal surface (AS-4674/2004-Section 3.2.9).

58 **Wall Requirements**

All walls must be of solid construction and be finished to provide a smooth impervious surface capable of being easily and effectively cleaned, in accordance with Table 3.2 of AS-4674/2004. Cavity walls are not permitted (AS-4674/2004 – Section 3.2).

59 **Ceiling Construction**

All ceilings must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light-coloured, washable paint. The intersection of the walls and ceiling must be tight-joined, sealed and dustproof. Drop-in panel ceilings are not permitted (AS-4674/2004 - Section 3.2).

60 **Hand Basin(s) and Hand Towels**

A suitable number of hand basins must be provided in accessible and convenient locations within all food handling areas and in or adjacent to toilet facilities used by food handlers. Hand basins must be freestanding and serviced with hot and cold water which can be mixed at a temperature of at least 40°C through a single outlet (AS-4674/2004 – Section 4.4).

Hand basins within food handling areas must be located no further than 5m from any place where food handlers are handling open food.

Soap and single-use towels from a wall-mounted dispenser must be provided adjacent to each hand basin. Air dryers installed as the sole means of drying hands are not permitted (AS-4674/2004 - Section 4.4).

61 **Equipment for Cleaning and Sanitising**

Adequate facilities must be provided for cleaning and sanitising food handling equipment and utensils in accordance with Table 4.1 of AS-4674/2004. As a minimum, a double bowl wash sink of adequate size and capacity must be provided for washing food handling equipment and utensils. All sinks must be serviced with hot and cold water through a single outlet (AS-4674/2004 - Section 4.1).

62 **Fittings**

All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS-4674/2004 and be finished in a smooth, non-absorbent material, and be free of cracks, gaps, crevices or exposed joints (AS-4674/2004-Section 4).

63 **False Bottoms**

False bottoms and cavities under fittings are not permitted (AS-4674/2004-Section 4.2 and 4.3).

64 **Display Units**

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, physical contact, flies, dust, etc (AS-4674/2004-Section 4.2).

65 **Condensation Collection/Overflow**

Condensation from cool rooms, refrigeration units, overflow from coffee machines and the like must be directed to the sewer via a tundish installed in accordance with Sydney Water requirements.

66 **Mechanical Exhaust**

Mechanical exhaust ventilation must be provided to the cooking appliances and be installed in accordance with AS-1668.2/2012: The Use of Ventilation and Air-conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Contaminant Control (AS-4674/2004-Section 2.5, AS-1668.2-2012).

67 **Doors**

Doors to the internal toilet and air lock must be fitted with a self-closing device. Toilet and air lock doors must not be able to be held in an open position (AS-4674/2004 – Section 5.2).

68 **Hot Water Service**

A hot water service of adequate capacity must be provided. 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 (AS-4674/2004-Section 4.3).

69 **Storerooms**
Storerooms must be constructed in accordance with Section 3.2 of AS-4674/2004. Shelving or storage racks must be impervious and constructed to enable easy cleaning.

70 **Insect Protection**
Tight-fitting, washable insect screens or other approved means of excluding insects must be provided to all window and door openings (AS-4674/2004-Section 2.1.5).

71 **Storage Facilities**
Sufficient facilities must be provided for the storage of cleaning materials, office materials, employees' clothing and personal belongings (AS-4674/2004 – Section 5.1).

72 **Waste Storage**
Adequate storage facilities must be provided for garbage containers, containers for recyclable materials and compacters in an external area or in a room specifically for that purpose (AS-4674/2004 – Section 2.4).

73 **Registration**
The food business is required to be registered with Council. A Food Business Notification Form must be submitted prior to business operations commencing. The appropriate form can be completed on Councils' web page by visiting:

https://wollongong.nsw.gov.au/business-in-wollongong/business-permits-and-regulations/food-businesses

Alternatively, contact Council's Regulation and Enforcement Division on (02) 4227 7737 to obtain a registration form.

74 **Structural Soundness Certification**
The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including Probable Maximum Flood (PMF) plus freeboard being RL 4.2 metres AHD or greater.

75 **Flood Affectation Certification**
The submission of a report from a suitably qualified and experienced civil (hydrology) engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to certify that the 'as-constructed' development will not have any detrimental effects to adjoining properties or upon the subject land with respect to the loss of flood storage, changes in flood levels and alteration of flood conveyance, as a result of flooding or stormwater run-off.

76 **Installation of fittings and fixtures**
All fittings and fixtures must be built into the wall and floor so to be free from joint, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following:

a. Plinths - Plinths must be an integral part of the floor, constructed of solid materials, at least 75mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth.
b. Wheels or Castors - The wheels and castors must be capable of supporting and easily moving a full loaded fitting and be provided with a restraining device.
c. Legs - Fittings and fixtures may be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and cervices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150mm.

77 **Cool Rooms and Freezer Rooms**
The cool room(s) and/or freezer room(s) must be constructed in accordance with Clause G1.2 of the NCC Building Code of Australia.