

## **DRAFT CONDITIONS OF CONSENT DA 435.1/2019**

### **APPROVED PLANS**

#### **1. Compliance with Plans and Supporting Documentation**

The development shall take place in accordance with the approved:

- Development plans as prepared by Conybeare Morrison International Pty Ltd, Sheet Number A000, A010, A101, A102, A103, A110, A201, A202, A210, A601, A901, A902, Revision G, dated 23 October 2019;
- Landscape plans as prepared by Context, Project Number 19553, Drawing Number L001-L003, Issue B, dated 23 October 2019;
- Landscape Site Plan as prepared by GHD Woodhead, Drawing Number 21-26964 – PZ-L004, Revision 4, dated 14 December 2019;
- Statement of Environmental Effects as prepared by dfp, Project Number 20211E, dated 30 October 2019;
- Stormwater plan prepared by Northrop, Job Number 191863, DAC04.01, Revision Number 6, dated 23 October 2019;
- Flora & Fauna Assessment Report as prepared by Naria Environmental, Project Number ffcc7, dated September 2019;
- Arboricultural Impact Assessment as prepared by Arboreport, dated 13 September 2019;
- Noise Impact Assessment Report as prepared by Resonate, Project Number S180086, Revision A, dated 25 October 2019; and
- Bushfire Assessment Report, prepared by Australian Bushfire Consulting Services, Reference Number 18-081-3, dated 14 August 2018;

except as modified in red by Council and/or any conditions of this consent.

### **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

**The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifier. The Certifier can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.**

#### **2. Food Fit Out Certification**

Prior to the issue of a Construction Certificate, a design report shall be submitted to the Certifying Authority, demonstrating that the proposed kitchen fit out meets

all the requirements of Australian Standard 4674-2004 Construction and Fit out of Food Premises.

### **3. Fees and Charges**

Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of the following fees shall be submitted to the Certifier:

- |                                   |                   |
|-----------------------------------|-------------------|
| a. Kerb and Gutter Inspection Fee | <b>\$125.00</b>   |
| b. Kerb and Gutter Damage Deposit | <b>\$2,600.00</b> |

### **4. Long Service Levy Fee**

Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifier.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment. Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

### **5. Erosion and Sediment Control Plan**

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan shall be submitted to and approved by the Certifier. The Erosion and Sediment Control Plan shall be prepared in accordance with the requirements of the Fairfield City Council's Erosion and Sediment Control Policy. The Erosion and Sediment Control Plan shall clearly show and demonstrate how erosion is to be minimised and how sediments are to be trapped on the site and prevented from escaping, transported, carried or discharged across and outside the boundaries of the site of the development or building activity.

### **6. Stormwater Drainage Certificate**

Prior to the issue of a Construction Certificate, a certificate from a suitably qualified person shall be submitted to the Certifier certifying that:

- a. Satisfactory arrangements have been made for the disposal of stormwater;
- b. The proposed development and alterations to the natural surface contours will not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties;
- c. The piped drainage system has been designed to an Average Recurrence Interval of not less than that in accordance with Council's Stormwater Management Policy (September 2017).

**Note:** Where Fairfield City Council is nominated to issue a Construction Certificate for stormwater drainage, the following details will be required:

- i. Full details of the proposed stormwater drainage system should be submitted. Details should include a full calculation schedule producing hydrologic and hydraulic grade line analysis (similar to that shown in "Australian Rainfall and Runoff", published by the Institution of Engineers, Australia), catchment plan, pipe sizes, discharge points, natural and finished surface levels, invert levels etc.
- ii. A Plan showing the natural surface and finished surface and finished surface contours to AHD should be submitted. The natural surface contours should be extended into the adjoining properties. The finished surface contours should be of such an interval as to give a true representation of the proposed regarding of the site. If so desired, the finished surface contours may be presented in red ink on a single print of a site plan that shows proposed finished surface spot levels.

## **7. Sydney Water Consent**

The plans must be assessed by Sydney Water Tap in to determine whether the development will affect any Sydney Water asset and if any requirements need to be met. The plans will be appropriately stamped. All amended plans will require restamping.

Please refer to the web site <https://tap-in.sydneywater.com.au> for:

- See the Building plan approvals section on the Tap in site, and
- Guidelines for Building Over/Adjacent to Sydney Water Assets – see Building and developing then Building and renovating

Or telephone 13 20 92

## **8. Final Stormwater Drainage Plan**

A Final Stormwater Drainage Plan with details suitable for construction prepared by a suitably qualified and experienced stormwater drainage consultant shall be submitted with the application for the Construction Certificate. Final stormwater drainage plan shall comply with AS3500 and Council's Stormwater Management Policy (September 2017).

In particular, the final stormwater drainage plan shall include an access pit with step irons to the on-site detention storage area.

## **PRIOR TO THE COMMENCEMENT OF ANY WORKS**

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifier can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

### **9. Construction Certificate Required**

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifier.

Enquiries regarding the issue of a Construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

### **10. Appointment of a Principal Certifier**

Prior to the commencement of any construction works, the person having benefit of a Development Consent, must:

- a. appoint a Principal Certifier; and
- b. notify Council of the appointment.

### **11. Notify Council of Intention to Commence Works**

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

### **12. Erosion and Sedimentation Control**

Prior to the commencement of any construction works on site, controls in accordance with **Chapter 3.12 of the Fairfield City Wide DCP 2013** shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

**Note:** On the spot penalties up to \$1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

### **13. Toilet Facility**

Prior to the commencement of any construction works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

### **14. Required Signage**

For building, subdivision or demolition work that will affect the external walls of the building, signage shall be installed in a prominent position detailing:

- The name, address and telephone number of the principal Certifier for the work; and
- The name of the principal contractor (if any) of the building work and a telephone number on which that person may be contacted outside working hours; and
- Stating that unauthorised entry to the work site is prohibited.

This sign shall be maintained while the building, subdivision or demolition work is being carried out and must be removed when the work has been completed.

## **PRIOR TO OCCUPATION OF THE DEVELOPMENT**

**The following conditions of consent must be complied with prior to the issue of an Occupation Certificate by the Principal Certifier.**

### **15. Occupation Certificate Required**

Prior to the commencement of any use and/or occupation of the subject development (whole or part), an Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifier must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate.

### **16. Works-As-Executed Plans for Stormwater Drainage**

Prior to the issue of an Occupation Certificate, Works-As-Executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved shall be submitted to the Principal Certifier.

### **17. On Site Detention – Works-As-Executed**

On completion of the drainage works and prior to the issue of an Occupation, Works-As-Executed plans certified by a Registered Surveyor are to be submitted to the Certifying Authority to verify that the drainage works have been

completed in accordance with the approved plans. The following details are to be on the Works-As-Executed plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

- a. Sufficient levels and dimensions to verify the On-Site Detention storage volumes.
- b. Location and surface levels of all drainage pits, weir levels and dimensions.
- c. Invert levels of - the internal drainage lines.
  - orifice plates.
  - outlet control pit.
- d. Finished floor levels of structures such as units and garages.
- e. Verification that the orifice plates have been fitted and the diameter of the fitted plates.
- f. Verification that a trash screen is installed.
- g. Location and levels of any overland flow paths through the site.
- h. Details of any variations made from approved plans.

#### **18. Registration of Restriction and Covenant over OSD System**

Prior to the issue of an Occupation Certificate, proof of the creation of a 'Restriction on Use of Land' and 'Positive Covenant' over the on-site detention system in accordance with Council's Stormwater Management Policy.

#### **19. On-Site Detention – Certification of Works**

A Certificate shall be issued to the Principal Certifier upon completion of the drainage works and prior to issue of the Occupation Certificate certifying the following:

- a. That the on-site detention system will function in accordance with the approved drainage design.
- b. Any variations from the approved drainage design.
- c. That these variations will not impair the performance of the On-Site Detention system, or alternatively provide details of the remedial works required to make the system function according to design control standards.

#### **20. Interim Fire Safety Certificate**

Prior to the issue of an Occupation Certificate a fire safety certificate shall be submitted to and approved by the Principal Certifier.

**Note:** An Annual Fire Safety Statement for the building premises dealing with essential fire safety measures shall be submitted to Council in accordance with the requirements of Clauses 177 and 181 of the Environmental Planning and Assessment Regulation 2000.

## **21. Adjustments to Public Utilities**

Prior to the issue of an Occupation Certificate, adjustments to any public utilities necessitated by the development are to be completed in accordance with the requirements of the relevant Authority. Any utility costs are to be at no cost to Council.

## **22. OSD – Marker Plate**

Each on-site detention basin shall be indicated by fixing a standard marker plate, details of which are as follows:

Minimum size: 150mm x 100mm

Material: Non Corrosive metal or 4mm thick laminated plastic

Location: Fixed in a prominent position to the nearest concrete or permanent surface and be above the expected water level in the basin. If in doubt, contact Council on 9725-0222.

Wording: A minimum letter height of 5mm is required.  
The wording is to consist of:-

**THIS IS AN ON-SITE DETENTION STRUCTURE  
DO NOT TAMPER WITH,  
CONTACT FAIRFIELD CITY COUNCIL PRIOR  
TO ANY PROPOSED WORKS IN THIS AREA**

The marker plate is to be attached prior to occupation of the proposed development.

## **23. Building in Saline Environments**

The whole of the Fairfield Local Government Area is potentially saline affected, and as such appropriate design features and building materials need to be incorporated into the construction of buildings, to minimise the risk of salt damage.

Prior to the issue of an Occupation Certificate, documentary evidence shall be submitted to the Principal Certifier, certifying that the building has been constructed in accordance with Fairfield City Council's 'Building in Saline Environments Policy'.

## **GENERAL CONDITIONS**

**The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifier can either be Fairfield City Council or an accredited certifier.**

### **24. Compliance with the Building Code of Australia**

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

- a. complying with the deemed-to-satisfy provisions; or
- b. formulating an alternative solution which:
  - i. complies with the performance requirements; or
  - ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
- c. a combination of (a) and (b).

### **25. Administration Fee for the Lodgement of Certificates**

Where a Principal Certifier has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates and Occupation Certificates.

### **26. Demolition, Building and other Works**

When demolition, building and other works are being undertaken on site:

- a. A trade waste service must be provided so as to ensure that all debris and waste material is removed from the site; and
- b. Plant equipment, fencing or other materials of any kind must not be placed or stored upon any public footpath or roadway; and
- c. Such works must only be carried out within the following hours:

Monday - Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones.

No work shall be carried out on Sundays or public holidays.

**Note:** *Council may issue a penalty infringement notice for the amount imposed under the Environmental Planning and Assessment Act 1979, for any non-compliance with this Development Consent.*



## 27. Hoarding / Fencing

During construction, a hoarding or site safety fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place.

If necessary, overhead protection 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 the public place.

## 28. Method of Stormwater Drainage

The stormwater drainage generated from the development shall be directed to the existing stormwater drainage system.

**Note:** Drainage lines across the footpath shall be of 75mm x 200mm galvanised R.H.S laid at a fall not exceeding 1:40 (A 100mm sewer grade pipe is an acceptable alternative for single lot residential applications).

**Note:** If a street outlet is required it shall be constructed using a 100mm x 50mm galvanised rectangular connector laid into the kerb with the invert of the converter to be 10mm above the invert of the gutter.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

## 29. Critical Stage Inspections

In accordance with Section 6.5 of the Environmental Planning and Assessment Act 1979 the Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Clause 162A of the Environmental Planning and Assessment Regulation 2000.

**Note:** Fines may be imposed if you fail to request the Certifying Authority to undertake the required mandatory inspections.

## 30. Signage Conditions

The proposed signage is subject to the following conditions:

- i. LED Digital Game – Info Display Screen as indicated on Plan No. A201, Revision G, dated 23 October 2019.

- ii. The LED signage on the southern elevation of the grandstand is only to display game-day information and material related to the use of the showground.
- iii. Sign to be maintained in a manner satisfactory to Council at all times.
- iv. Submission of a certificate of adequacy from a practising structural engineer upon erection of the sign.
- v. The sign shall be erected in accordance with manufacturer's specifications.

### **31. Landscaping to be Completed**

The provision and maintenance of landscaping in accordance with the approved landscape plans prepared by Context, Project Number 19553, Drawing Number L001 –L003, Issue B, dated 23 October 2019, approved landscape site plan prepared by GHD Woodhead, Drawing Number 21 – 26964 – P2 – L004, Revision 4, dated 14 December 2018, including the engagement of a suitably qualified landscape consultant/contractor for landscaping works.

### **32. Carparking – General**

- a. The number of car parking spaces provided at the site shall be in accordance with the conditions of previous Development Consents issued for and applicable to the operation of the site.
- b. All car parking spaces shall be made available to staff and visitors to the premises and shall remain free from any storage or other obstructions at all times.

### **33. Schedule of Finishes**

The development is to be constructed and finished in the materials and colours indicated on the Photomontage 1 and Photomontage 2 as prepared by Conybeare Morrison.

### **34. Deliveries**

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading or unloading shall be parked on site and not on adjacent or nearby public roads.
- c. Deliveries to the new loading bay located adjacent to the new grandstand shall be conducted during non-event hours.

### **35. Hours of Operation**

The grandstand shall operate in accordance with the approved operating hours of the Fairfield Showground, contained within Section 6.2.2 of the Fairfield Showground Plan of Management.

### **36. Major Events**

Only one (1) major event shall operate at the Showgrounds at any one time.

Note: the Fairfield Markets are not a major event for the purposes of this condition.

### **37. Advertising Signs**

No advertising signs or structures associated with the use of the premises are to be erected or displayed without prior approval being obtained from Council.

This requirement relates to all advertising matter, including any promotional material, displayed on the premises or in any public place.

### **38. Use of Premises**

The use of the premises shall comply with the following requirements:

- a. The portion of the site not the subject of this approval shall be maintained in a clean and tidy state at all times.
- b. The operation of the business shall be conducted so as to avoid unreasonable noise and cause no interference to adjoining or nearby residences.
- c. The use of the premises shall not give rise to “offensive noise” as defined under the Protection of the Environment Operations Act, 1997.
- d. Appropriate signage shall be located outside the building to encourage patrons to minimise noise when leaving the premises.
- e. The use of the premises is not to interfere with the amenity of the residential area.
- f. The premises shall be maintained in a clean and tidy state at all times. In this regard, cleaning shall be carried out as required to ensure that the premises is maintained in an environmentally satisfactory manner.
- g. The external doors to the social room shall be closed from 10pm during high noise events, in order to minimise noise emission during the night-time.

**39. Storage of Goods**

All works, storage and display of goods shall be contained wholly within the building.

**40. Previous Development Consents**

The use of the premises shall operate in accordance with all conditions of previous Development Consents issued for, and applicable to the operation of the site.

**41. Compliance with Food Act 2003**

The premises shall comply with the requirements of the Food Act 2003, Australia New Zealand Food Standards Code, and the Australian Standard AS 4674-2004 Construction and fit out of food premises.

**42. Grease Arrestor**

A grease arrestor shall not be located in areas where food, equipment or packaging materials are handled or stored. Access to the grease arrestor for emptying shall not be through areas where open food is handled or stored or where food contact equipment and packaging materials are handled or stored.

**43. Registration of Food Premises**

The premises shall be registered with Council prior to the commencement of business. In this regard, Council's Form - Registration of Business/Facility (a copy is attached) shall be completed and returned for processing.

**44. Inspection Fee**

Council's Environmental Health Officers will carry out routine inspections of the premises under the Food Act 2003. Administration and inspection fees will be charged in accordance with Council's Pricing Policy and Fees & Charges.

**45. Mechanical Exhaust Ventilation System**

Where cooking or extensive heating processes or such other processes are carried out in the kitchen or in food preparation areas, an approved mechanical exhaust ventilation system shall be designed, installed and operated in accordance with AS/NZS 1668.1 - 1998 and AS 1668.2 – 2012. A certificate (issued by a licensed mechanical ventilation contractor) stating compliance with these Australian Standards shall be submitted to Council.

**46. NSW Protection of the Environment Operations Act 1997**

The use of the premises shall operate in accordance with the *Protection of the Environment Operations Act (POEO) 1997*. All activities and operations carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the *Protection of the Environment Operations Act 1997*.

**47. Tree Transplant**

The existing Chinese Elm (*Ulmus Parvifolia*) tree shall be transplanted to a suitable location within the site. Once a suitable location is determined, details of the location for the planting shall be submitted to the Manager of Development Planning at Fairfield City Council.

**48. Event Noise Management Plan**

The Event Noise Management Plan that was established during Stage 1 of the development of the Showground shall be updated throughout the stages of the development of the whole site and include potential noise impacts from Stage 2 and 3, in order to provide a site-wide management plan.

**49. Closed Circuit Television (CCTV)**

- a. A camera must be located at the main entrance to the venue and positioned to record any person entering through this entrance. The CCTV recordings of this camera must be sufficient to enable the identity of an individual to be established beyond a reasonable doubt when:
  - i. the person represents not less than 100% of screen height, and
  - ii. there is an unobstructed view of the person's face.
- b. In addition, CCTV cameras must be maintained throughout the premises with camera coverage to specifically record images of the following areas:
  - i. all other public entrances and exits, whether or not in use at the time
  - ii. staircases in multi-level premises
  - iii. all portions of the floor area accessible to the public where facilities are provided
  - vi. toilet external areas
  - v. all general areas accessible by the public
  - iv. the car park area adjacent or within the premises
- c. The CCTV recordings of these cameras must be sufficient to enable the recognition of a person. A viewer must be able to say with a high degree of certainty whether or not an individual shown is the same as someone they may have seen before when:
  - i. the person represents not less than 50% of the screen height, and
  - ii. there is an unobstructed view of the persons face.
- d. Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.

- e. Recordings must;
  - i. be in digital format
  - ii. record at a minimum of six frames per second, and
  - iii. commence one (1) hour prior to opening, and operate continuously until at least one (1) hour after closure of the venue.
- f. The correct time, date and camera identification must be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.
- g. Recordings should be retained for a period of 30 days before being reused or destroyed. The consent holder or licensee shall ensure that no person is able to delete or alter any recordings within the 30 day period.
- h. When the premises is open and trading, at least one person shall be at the premises that is capable of accessing the CCTV system and is able to immediately review recordings and produce copies.
- i. Immediate access to the CCTV system and the ability to review recordings on the system is to be granted to NSW Police, and other regulatory officers upon request. Upon installation of the CCTV system the NSW Police Local Area Command that cover the site must be notified that the system is operating.
- j. The CCTV system shall be able to reproduce a copy of the recordings on compact disk, DVD or USB memory stick and must be provided within one working day to NSW Police, and other regulatory officers upon request.
- k. Prior to the commencement of trade each day, the CCTV system shall be checked to ensure the equipment is in full operating order. If during the daily check or at any other time, it is discovered that the equipment is not in full operating order, the consent holder shall take all reasonable steps to repair the system as soon as practical.
- l. Camera recordings must meet the standards set in (a) and (k) at all times, either by way of camera technology and settings, and/or by maintenance of lighting, camera positioning, camera shades and other environmental factors.
- m. CCTV cameras with infra-red capabilities shall be used as these cameras produce clearer images during the night and in dark areas.
- n. The CCTV cameras shall be placed in a secure position to prevent tampering. Persons should not be able to reach the CCTV cameras.
- o. High-definition digital technology shall be used to record images from the cameras.
- p. Installed surveillance equipment shall be maintained in working order and regularly tested.

- q. The manager of the premises shall be trained in the correct use of the CCTV system including downloading data to portable media for in the event it is required for a Police investigation.
- r. Any surveillance system should be manufactured and installed by a qualified and reputable company and regularly function tested.
- s. The CCTV system shall meet the requirements of the Surveillance and Privacy Act.

## 50. **Lighting**

The following conditions in relation to lighting shall be complied with:

- Lighting which complies with the Australian Standard shall be installed in and around the property to increase surveillance opportunities during the hours of darkness.
- Low glare/high uniformity lighting shall be installed throughout the premises.
- Luminaires (light covers) shall be designed to reduce opportunities for malicious damage (vandalism).
- Lighting shall be checked on a regular basis to ensure that it is operating effectively.
- Lighting sources shall be compatible with the requirements of the surveillance system installed.
- A limited amount of internal lighting shall left on at night to enable patrolling police, security guards or passing people to monitor activities within the site.

## 51. **Landscaping Maintenance**

The following conditions in relation to landscaping shall be complied with:

- Hedges and shrubs shall not be higher than 900mm. Large, high branching trees with lower tree limbs shall be trimmed above average head height so they do not restrict view and allow surveillance between the premises and street.
- The development shall ensure that dense foliage does not lead to opportunities for concealment and possible assault sites.
- Trees and shrubs shall be trimmed to reduce concealment opportunities and increase visibility to and from the property.
- Landscaping shall be maintained on a regular basis to reduce concealment opportunities.
- Obstacles and rubbish shall be removed from property boundaries, footpaths and buildings to reduce concealment and prevent offenders scaling the site.
- A zone of at least 1.5 metres in width on either side of a fence line shall be kept free of vegetation to increase surveillance and restrict un-authorised entry by scaling fences.

## 52. Doors

The following conditions in relation to doors within the grandstand building shall be complied with:

- Doors and door-frames to the grandstand and site must be of construction which complies with the Building Code of Australia.
- Doors must be fitted with locks which comply with the *Australian Standard Mechanical Locksets for doors in buildings, AS:4145* <http://www.standards.org.au> to control access.
- Doors must be fitted with locks that comply with the Building Code of Australia (fire regulations).

## 53. Windows

The following conditions in relation to windows within the grandstand building shall be complied with:

- Windows and window-frames to the grandstand must be of solid construction and tied to the building structure to reduce easy removal.
- Windows must be fitted with locks which comply with the *Australian Standard – Mechanical Locksets for windows in buildings, AS:4145* <http://www.standards.org.au> to control access.
- Glass within windows can be reinforced by either having a shatter-resistant film adhered internally to the existing glass, or by replacing the existing glass with laminated glass, or by having quality metal security grilles or shutters installed to restrict access.

## 54. Security and Directional Signage

The following signage shall be erected within the premises:

- Signs must be strategically posted around the property to warn intruders of what security treatments have been implemented to reduce opportunities for crime. These signs include:
  - i. Warning, 'Trespassers will be prosecuted'.
  - ii. Warning, 'These premises are under electronic surveillance'.
- Directional signage must be posted at decision-making points (eg. Entry/exit points) to provide guidance to visitors.

## 55. Graffiti Management

The following conditions in relation to graffiti management shall be complied with:

- Should there be any incidences of graffiti on any part of any building on site, the graffiti shall be removed within a 48 hour period. The removal of graffiti within a 48 hour period has been proven to be a highly successful long-term graffiti management strategy.
- Graffiti resistant paint shall be applied to the exterior wall and/or doors of



the building.

56. **Additional Traffic Safety Measures**

All traffic safety measures shall be undertaken and implemented in accordance with the requirements of the Fairfield Showground Local Approvals Policy.