

DEVELOPMENT ASSESSMENT REPORT – DA203/17 – PROPOSED DEMOLITION AND REPLACEMENT OF GRANDSTAND (RECREATION FACILITY (OUTDOOR)) – LOT 2 DP 727021, WALLERAWANG SPORTS OVAL BRAYS LANE WALLERAWANG NSW 2845

1. PROPOSAL

Council is in receipt of a Development Application DA203/17 from Lithgow City Council for the demolition and replacement of a grandstand (recreation facility (outdoor)) on land known as Lot 2 DP 727021, Wallerawang Sports Oval Brays Lane Wallerawang NSW 2845.

Lot 2 DP 727021 includes an open space area of approximately 3.811 hectares used for outdoor recreation. The land currently consists of an existing grandstand (approximately 270m²) (including attached canteen and toilet facilities), two separate toilet blocks, a sporting field and netball courts.

The proposed development includes the demolition of the existing grandstand (attached canteen and toilet facilities) and one detached toilet block which is to be replaced with a new grandstand facility (approximately 330.6m²) that will include:

- Lower level: Two change rooms (each fitted with showers and toilets), three storage rooms, accessible toilet facilities, canteen, first aid room, two sets of stairs and a lift (for access to mezzanine level).
- Mezzanine Level: Three storage rooms and spectators seating area (including an accessible seating space).
- Upper Level: Spectators seating.



Figure 1 – Lot 2 DP 727021 – Existing Grandstand Facilities to be Demolished



Figure 2 – Lot 2 DP 727021 – Perspective Plans – Proposed Grandstand Facilities

2. SUMMARY

To assess and recommend determination of DA203/17, with a recommendation for approval subject to conditions.

3. LOCATION OF THE PROPOSAL

Legal Description : Lot 2 DP 727021
Property Address : WALLERAWANG SPORTS OVAL BRAYS LANE WALLERAWANG
NSW 2845

4. ZONING: The land is zoned RE1 Public Recreation under in accordance with Council's current planning instrument, being *Lithgow Local Environmental Plan (LEP) 2014*.

5. PERMISSIBILITY: The development of a recreation facility (outdoor) (defined below) is permitted with consent on land zoned RE1 Public Recreation under *Lithgow Local Environment Plan (LEP) 2014*.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

5.1 POLICY IMPLICATIONS (OTHER THAN DCP's)

Policy 5.1 Building Over Easements

Council Policy 5.1 "*Building Over Easements*" is applicable to the proposed development, as there are a number of Sewer Easements currently located over Lot 2 DP 727021 (as shown in Figure 3 below). However, the proposed development was referred to council's Water and Sewer Officer for assessment, from which it was found that the proposed grandstand will not impede on Council infrastructure.

Therefore, it is considered the proposed development will comply with the requirements of Council Policy 5.1.



Figure 3 – Lot 2 DP 727021 – Existing Sewer Easements

Policy 7.5 Notification Of Development Applications

Council Policy 7.5 "Notification of Development Application" is applicable to all land within the Lithgow Local Government Area. Clause 5.3 of Policy 7.5 prescribes the following notification requirements for a recreation facility:

5. Who will be notified under this Policy and how long is the notification period?

5.3 Certain types of development will be notified to adjoining landowners as well as the wider neighbourhood, and in some circumstances for 21 days, as indicated in the following table:

Type of Development Proposed	Minimum Notification Required (Surrounding Landowners)	Period
Multi-dwelling Housing, hostels, boarding houses, child care centres, Hotels, Motels, Tourist Facilities, residential flat buildings, residential care facility, seniors housing, serviced apartments, places of public worship, recreation facility , amusement centres, professional consulting rooms	6 either side of the subject site, 6 at the rear and 6 opposite the site	21 days

Therefore, the proposed development was notified to surrounding landowners (6 either side, at the rear and opposite) for a period of 21 days. However, no written submissions were received during this timeframe.

Policy 7.6 Development Applications By Councillors And Staff Or On Council Owned Land

Council Policy 7.6 "*Development Applications By Councillors And Staff Or on Council Owned Land*" is applicable to the proposed development, as the Development Application has been lodged by Council for the demolition and construction of a grandstand on land owned by Lithgow City Council, known as Lot 2 DP 727021, Wallerawang Sports Oval Brays Lane Wallerawang NSW 2845.

Therefore, in accordance with Clause 1 of the Policy (as below) the Development Application is required to be referred to a Council Meeting for consideration and determination.

POLICY:

1. That, subject to the exemptions in Part 2 of this Policy, any development application lodged where the applicant is a Councillor or a member of staff, or where a Councillor or member of staff is the owner of the land to which the application relates, or where the development application on Council owned land, that such an application be referred to Council for consideration and determination.
2. In the case of staff members who are not Executive Staff, the following applications need not be reported to the Council:
 - (i) Dwellings
 - (ii) ancillary building structures
 - (iii) general applications under Section 68 of the Local Government Act 1993.

5.2 FINANCIAL IMPLICATIONS (eg Section 94)

Section 94A Development Contributions Plan 2015

Council's Section 94A Development Contributions Plan 2015 is applicable to all land within the Lithgow Local Government Area. Clause C7 of the plan prescribes the following types of development as exempt from requiring payment of the levy:

C7 Are there any exemptions to the levy?

Other development exempted from the levy

The following types of development or components of development will also be exempted from a levy under this Plan:

- a) Development by or on behalf of Lithgow City Council;

Therefore, as the proposed development is by Lithgow City Council, no development contributions are required to be paid as part of this application.

5.3 LEGAL IMPLICATIONS

Environmental Protection and Biodiversity Conservation Act 1991

No federally listed Threatened Species or Endangered Ecological Community is required to be cleared as a result of this application. Accordingly, there are no legal implications of this Act on the proposed development.

Native Vegetation Act 2003

No native vegetation is required to be cleared as a result of this application. Accordingly, there are no legal implications of this act on the proposed development.

Threatened Species Conservation Act 1995

No state listed Threatened Species or Endangered Ecological Community is required to be cleared as a result of this application. Accordingly, there are no legal implications of this act on the proposed development.

Environmental Planning and Assessment Act 1979

In determining a development application, a consent authority is required to take into consideration the matters of relevance under Section 79C of the *Environmental Planning and Assessment Act 1979*. These matters for consideration are as follows:

5.3.1 Any Environmental Planning Instruments

Lithgow Local Environmental Plan 2014

LEP 2014 – Compliance Check		
Clause		Compliance
Land Use table	RE1 Public Recreation	Yes
5.10	Heritage conservation	Yes
7.5	Groundwater vulnerability	Yes
7.8	Development within a designated buffer area	Yes
7.10	Essential Services	Yes

Comment: The land is zoned RE1 Public Recreation under *Lithgow Local Environmental Plan (LEP) 2014*, in which the development of recreation facilities (outdoor) is permitted with consent.

The land is not listed as a State or Local Heritage Item under LEP 2014, however, a portion of the eastern side is located within the "*Wallerawang Heritage Conservation Area*" (as shown in Figure 4 below). This portion of the land contains a War Memorial, which according to the *Draft Lithgow Heritage Development Control Plan Study 2010*, is intact and contributory to the heritage significance of the area. The proposed grandstand will be located approximately 175 metres from this Memorial and therefore, will not place any adverse impact on local heritage conservation.



Figure 4 – Lot 2 DP 727021 – "Wallerawang Heritage Conservation Area" (Red) – Grandstand to be Located Approximately 175 metres from the War Memorial

The land is identified as "Groundwater Vulnerable" on the Environmentally Sensitive Areas – Water Overlay Map. However, the proposed development will retain connections to Council's sewerage reticulation system and therefore, is not likely to result in any groundwater contamination, or place any adverse impact on groundwater dependent ecosystems. The site also retains connections to Council's water reticulation system and therefore, will not place any cumulative impact on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply).

The land is also identified as "Facilities Buffer Zone" on the Facilities Buffer Zone Map, as it is located approximately 370 metres from the Wallerawang Sewage Treatment Plant (STP). However, the proposed grandstand is to allow the site to continue to be used for outdoor recreation purposes by the public. Accordingly, the site is not constantly occupied and therefore, despite no measures being incorporated to reduce them, the existing STP is not likely to place any adverse impacts on the land use in regard to noise, odour and other emissions. Further, the

the proposed development will not adversely affect the operational environment of the STP and given that the land uses are compatible, it is not considered necessary to relocate the proposed development outside of the Facilities Buffer Zone.

The existing outdoor recreation facility retains connections to Council’s water supply, sewerage reticulation and treatment system and stormwater drainage and an electricity supply. Vehicular access to Lot 2 DP 727021 is existing off the southern boundary via Blackberry Lane and is considered to be suitable for the proposed development.

Therefore, the proposed development complies with the relevant aims and objectives of LEP 2014.

State Environmental Planning Policy 44 – Koala Habitat Protection

SEPP 44 is applicable to site given that it exceeds 1ha in size and is located within the Lithgow Local Government Area to which the SEPP applies. Part 2 of the SEPP requires Council to consider whether the land the subject of the application retains potential and subsequently core koala habitat.

Many of the trees listed within Schedule 2 of the SEPP are common within the Lithgow Local Government area, however core koala habitat within this area is rare, with only 12 koala sightings ever reported on private land within the LGA.

Comment: Given that no trees are to be removed as part of the development, and the section of the subject site relevant to the application is devoid of native vegetation it is considered unnecessary to proceed further with SEPP 44 assessment.

State Environmental Planning Policy (Infrastructure) 2007

SEPP (Infrastructure) 2007 – Compliance Check	
Clause	Compliance
Division 12 Parks and public reserves	
65 Development permitted without consent	Yes. Development Application submitted.

Comment: Clause 65(3)(b) of *State Environmental Planning Policy (Infrastructure) 2007* prescribes that an outdoor recreational facility may be carried out on a public reserve by Council, without requiring development consent. However this does not include grandstands (as below) and therefore, a Development Application has been required to be lodged for assessment.

Division 12 Parks and other public reserves
65 Development permitted without consent

(3) Development for any of the following purposes may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:

- (b) outdoor recreational facilities, including playing fields, but not including grandstands,

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

SEPP (Sydney Drinking Water Catchment) 2011 – Compliance Check		
Clause		Compliance
10	Development consent cannot be granted unless neutral or beneficial effect on water quality	Yes
11	Development that needs concurrence of the Chief Executive	NA

Comment: The application is required to be assessed using the Neutral or Beneficial Effect on Water Quality Assessment Tool as below. Given the development satisfies this assessment the development complies with the SEPP.

NEUTRAL OR BENEFICIAL EFFECT ON WATER QUALITY ASSESSMENT TOOL

General Information:

Council Name	Lithgow City
Date	4 August 2017
DA Number	DA203/17
Assessing Officer	
Development Class	Tourism/rec/religious/educ'n

Assessment Summary:

NorBE Status: **Determined**
 System Outcome: **Satisfied** User Outcome: **Satisfied**
 Determination outcome: **Granted** Determination date: **11/09/2017**

Pre- Assessment Checklist:

Located within Sydney drinking water Catchment	Yes
Is development consistent with any existing SCA 88B Instruments on title?	N/A
Crown perpetual leasehold land?	No
Water quality impact?	No
Concentration of flow of water?	No
Flow of water impeded?	No
Discharge of pollutants?	No
Any other matter?	No
Documentation is completed?	Yes
Does Water Cycle management Study meet SCA/Council requirements?	Yes

Description DA203/17 – Proposed Demolition and Replacement of Grandstand (Recreational Facility (Outdoor)) – Lot 2 DP 727021 – Wallerawang Sports oval Brays Land Wallerawang NSW 2845.

The development will result in a minimal additional concentration of flow of water as it is for the demolition and replacement of an existing grandstand only. Agreed by Development Manager 4/08/17.

5.3.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

Nil.

5.3.3 Any Development Control Plan

Nil.

5.3.4 Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F?

Nil.

5.3.5 Any matters prescribed by the regulations that apply to the land

The development has been forwarded to Council's Building Officer for assessment under appropriate regulations. It is considered that as a result of this assessment the development will comply with the provisions of the regulations subject to conditions of consent.

5.3.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Adjoining Landuse: The land is adjoined to north and west by rural residential and industrial land uses and to the south and east by commercial, industrial and residential land uses. The proposed grandstand will permit the continued use of the existing outdoor recreation facility. Given that the grandstand will replace an existing, the proposed development is not expected to place any adverse impact on the adjoining land uses and is compatible with the existing use of the site.

Further, the outdoor recreational facility provides some open space between the existing residential, commercial and industrial land uses, thereby reducing their impacts on one another.

Services: The development will have connections to Council's reticulated water and reticulated sewer services. Additionally, there is access to electricity and telecommunication services nearby. Therefore, it is considered that the proposal will be adequately serviced.

Context and Setting: The existing grandstand located on Lot 2 DP 727021 is to be demolished and replaced with a new grandstand of a similar nature and scale, which will permit the continued use of the land for outdoor recreation. The development will be located within an established area consisting of a mix of rural residential, industrial, commercial and residential developments. The existing outdoor recreation facility creates open space amongst the existing development, thereby reducing their impacts on one another. Therefore, the development will assist in maintaining the context and setting of the mixed use area.

Access/ traffic: Vehicular access to Lot 2 DP 727021 is existing off the southern boundary via Blackberry Lane and is considered to be adequate for the proposed development. Additionally, Council has not received any complaints from the public in regard to the availability of car parking on the site and recent maintenance to the existing carpark was undertaken by Council in June 2016. Therefore, it is considered that there is sufficient car parking available on site to adequately accommodate all traffic generated by the development and no further upgrades are currently required.

Heritage: The land is not listed as a State or Local Heritage Item under LEP 2014, however, a portion of the eastern side is located within the "*Wallerawang Heritage Conservation Area*" (as shown in Figure 4 below). This portion of the land contains a War Memorial, which according to the *Draft Lithgow Heritage Development Control Plan Study 2010*, is intact and contributory to the heritage significance of the area. The proposed grandstand will be located approximately 175 metres from this Memorial and therefore, will not place any adverse impact on local heritage conservation.

Flora and Fauna: No proposed clearing is required and the development will have no impact on flora or fauna.

Social and Economic Impact: As the proposed development will be generally in keeping with the provisions of the planning instrument and is reasonably compatible with other similar development in the locality, it is expected to have minimal economic impact.

Further, the proposed grandstand will support the continued use of the site for public recreation and therefore, is beneficial to the health and wellbeing of the local community and will result in positive social impacts.

Soils: The proposed development will have no significant impact on soils. There is no reason to believe the site would be affected by acid sulphate soil or contamination problems. The proposed grandstand will replace the existing and therefore, the development requires only minor earthworks. Conditions of consent will be imposed to control erosion and sedimentation impacts on the site and therefore, it is considered there will be minimal impacts on soils.

Water: The proposed development has been assessed using the NorBE tool as required by the *State Environmental Planning Policy (Sydney Catchment Drinking Water) 2011* with a result of satisfied. Therefore with appropriate conditions of consent it is considered that the development will have minimal impact on water.

Air and Microclimate: There will be no significant impact on air or microclimate. However, a condition of consent will be imposed requiring that dust suppression be used during construction and demolition works to minimise impacts on the surrounding area.

Waste: Waste during construction will be to a licenced facility as per conditions of consent if approved. Given the development is for residential use, once an Occupation Certificate has been provided a garbage service will be available for domestic use.

Natural Hazards: The land is not identified as bushfire or flood prone and there are no other known natural hazards which may impact the proposed development.

Noise and Vibration: There are no nearby sources of noise or vibration that would impact detrimentally on the proposal. The proposal is not expected to cause any noise issues in the surrounding area, given it is located within an existing mixed use area.

5.3.7 The Suitability of the site for the development

The surrounding land uses are for rural residential, industrial, commercial and residential pursuits with the size and nature of the development to be consistent with that currently existing on site. The proposal is compatible with the objectives of the zone and is considered to have minimal impact on the surrounding amenity, due to the open space that it provides between the mix of existing land uses. Therefore, the site is considered to be suitable for the proposed development.

5.3.8 Any submissions made in accordance with this Act or the Regulations

The proposal was sent to Endeavour Energy, Council's Building Officer, Water & Wastewater Officer and Environmental Officer for commenting with recommendations detailed below. The proposal was also sent to surrounding landowners and placed on public display in Council's Administration Building for a period of 14 days with no submissions received.

ENDEAVOUR ENERGY

I refer to Council's letter of 7 August 2017 regarding Development Application DA203/17 at WALLERAWANG SPORTS OVAL BRAYS LANE WALLERAWANG NSW 2845 (Lot 27 DP 861888) for 'Proposed demolition and replacement of grandstand (Recreation Facility (Outdoor)'. Submissions need to be made to Council by 28 August 2017.

As shown in the below site plans from Endeavour Energy's G/Net master facility model there is:

- An easement over the site benefitting Endeavour Energy (indicated by red hatching) for 11,000 volt / 11 kV high voltage and 66,000 volt / 66 kV high voltage overhead power lines.
- A stay pole outside the easement area supporting the pole in the easement area at the change in direction of the 66 kV high voltage overhead power lines.
- 11 kV high voltage overhead power lines to the south eastern corner of the site that are not held under easement.
- A pole near the centre of the southern side boundary for an extended service (although not shown) taking supply from the pole on the opposite side of Blackberry Lane.
- Low voltage and 11 kV high voltage overhead power lines including a low voltage overhead service conductor to the existing customer connection point to road verge / roadway.
- The south western corner of the site is opposite Endeavour Energy's Wallerawang Poleyard (Lot 1 DP 596705).



Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed). This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

In regards to the 11 kV high voltage overhead power lines and the stay pole that are not held under an easement, they are protected assets and deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the Electricity Supply Act 1995 (NSW). Essentially this means the owner or occupier of the land cannot take any action in relation to the presence in, on or over the land of electricity works ie. they cannot remove the electricity infrastructure encroachment from their property.

These protected assets are managed on the same basis as if an easement was in existence. In accordance with the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', as shown in the following extract of Table 1 – 'Minimum easement widths', the 11 kV high voltage overhead power lines require a 9 metre minimum easement width ie. 4.5 metres to either side of the centre line of the poles / overhead power lines (plus an appropriate notional easement to cover the stay pole and wire).

Table 1 - Minimum easement widths

	Voltage	Asset Type	Construction	Minimum Easement (m)
Overhead Assets	400V–22kV	Bare Construction	All	9
		ABC		
		CCT		

The following is a summary of the usual / main terms of Endeavour Energy's electrical easements requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

If the proposed works will encroach/affect Endeavour Energy's easements / protected assets contact must first be made with the Endeavour Energy's Easements Officer, Jeffrey Smith, on direct telephone 9853 7139 or alternately email Jeffrey.Smith@endeavourenergy.com.au.

I appreciate that the foregoing is not immediately relevant or significant to the redevelopment of the grandstand, however, Endeavour Energy's preference is to raise awareness of the potential matters that may arise should further development within closer proximity of the electricity infrastructure on the site occur.

As an adjoining or nearby owners and occupiers, Endeavour Energy's Wallerawang Poleyard as a non-habitable building / site is comparatively less impacted. Whilst Endeavour Energy is not necessarily opposed to the redevelopment of the grandstand, in regards to the environmental impact and the relevant applicable development controls, it will leave such determination to Council.

In regards to Endeavour Energy's role as an electricity supply authority, Endeavour Energy has no objection to the Development Application. Its further recommendations and comments are as follows:

- Network Capacity / Connection

Although there is an existing service connection to the site for the existing grandstand, in due course the applicant for the future proposed development of the may need to submit an application for connection of additional load to Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Given the size of the proposed development, at present it is expected the existing local network would be able to service the proposed development, but an extension and/or augmentation of the existing network may be required. However this will not be determined for certain until the final load assessment is completed. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>

- Network Access

It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times. To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

- Dial before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

- Demolition

Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. street light columns, power poles, overhead and underground cables etc.

- Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

Could you please pass on the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. As I am working on different projects across the company's franchise area, to ensure a response contact by email is preferred.

Planning comment: The abovementioned matters have been adopted as conditions of consent and advisory notes, as recommended.

COUNCIL'S BUILDING OFFICER

I refer to the abovementioned development application in regards to your referral dated 7 August 2017 and provide the following comments.

Please be advised of the following:

- We have been emailing Dearne Shore from Calare Civil regarding BCA compliance for this building as Council will be the PCA.

Therefore, there is no objection to the proposal given the attached conditions of consent.

Approved Development

1. The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.

Building Code of Australia

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

Construction Certificate – Building

3. A construction certificate is required prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.

Colour of external cladding

4. That the external cladding and roofing of the grandstand are of a natural tone, non-reflective condition.

Notification of commencement of Building/subdivision work

5. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

Erosion and sediment control

6. To contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include:

- a) The installation of a sediment fence with returned ends across the low side of the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment.
- b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres.

Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.

Vehicular entry during Construction

7. Prior to the commencement of any works on the land, a single vehicle/plant entry/access to the site shall be provided to minimise ground disturbance and prevent the transportation of soil onto any public place. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street, kerb/road to the site is to be provided as a minimum requirement.

Erection of Construction Sign

8. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:
 - a) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
 - b) Stating that unauthorised entry to the work site is prohibited and
 - c) Showing the name, address and telephone number of the principle certifying authority for the work.

The sign/s are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Dust Nuisance

9. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – "Soils and Construction" (2004) (Bluebook). All haul roads and construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

Workers toilet facilities

10. Before work starts, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

Copy of plans

11. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.

Fencing

12. An appropriate fence preventing public access to the site shall be erected for the duration of Construction works.

Construction Work Hours

13. All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work

Excavation and Backfilling

14. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

Licensed plumber

15. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

Demolition conditions

Supervision of Demolition work

16. The demolition work to be supervised by a competent person with due regard to safe working practices and in accordance with the requirements of the NSW WorkCover Authority; such work is to be carried out in accordance with the Occupational Health & Safety Regulations, 2001, and Australian Standard 2601 – 1991.

Dust suppression

17. The techniques adopted for stripping out and for demolition are to minimise the release of dust into the atmosphere.

- a) Before commencing work, any existing accumulations of dust are to be collected, placed in suitable containers and removed. Selection of appropriate collection techniques, such as vacuuming or hosing down, shall take account of the nature of the dust and the type of hazard it presents (eg., explosive, respiratory etc).
- b) Dust generated during stripping or during the breaking down of the building fabric to removable sized pieces shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose is to be avoided.

It should be borne in mind, that in certain environments and under certain stimuli, deposits of combustible dust on beams, machinery and other surfaces may be subject to flash fires, and suspensions of combustible dusts in the air can cause them to explode violently (see NFPA Handbook).

Removal of dangerous or hazardous materials

18. Removal of dangerous or hazardous materials shall be carried out in accordance with the provisions of all applicable State legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).

- a) Only competent persons, or competent and registered persons shall carry out removal.
- b) Removal of asbestos or materials containing asbestos fibres, shall be in accordance with the NOHSC code of practice.

Precautions to be observed and procedures to be adopted during the removal of dangerous or hazardous materials other than asbestos, shall be in accordance with the relevant State regulations pertaining to those materials

Approval to use structure

19. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.

Advisory Notes

AN1. Construction Inspections

To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

- a) Pier holes/pad footings before filling with concrete.
- b) Trenches complete with reinforcing and prior to filling with concrete.
- c) Internal drainage carried out by licensed plumber prior to covering
- d) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like.
- e) Slab base if no piers required and prior to placement of the membrane.
- f) Framing when external wall and roof cladding is in place and prior to internal linings.
- g) External drainage installed by a licensed plumber and prior to covering.
- h) Wet area flashing prior to tiling or covering.
- i) Stormwater drainage between building and discharge point prior to covering.
- j) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

Note: forty-eight (48) hours notice shall be given to Council prior to inspections.

AN2. Construction Certificate Plans

The Construction Certificate plans must indicate compliance with the following provisions of the Building Code of Australia (Volume 1):-

- a) The building must comply with Type A Construction in accordance with Specification C1.1 with the structural plans indicating the required fire resistance levels as determined in accordance with Australian Standard AS3600 – Concrete structures.
- b) The roof must be designed for a snow load in accordance with Australian Standard AS1170.3 – Snow and ice actions.
- c) The glazing must comply with AS1288 – glass in buildings.
- d) The ceiling height in the storage areas is to be a minimum height of 2,100 mm in accordance with Clause F3.1(f).
- e) Details of the stairs, handrails and balustrades to indicate compliance with Clauses D2.13, D2.14, D2.16, D2.17 and Australian Standard AS1428.1.
- f) Compliance with Australian Standard AS1428.1, particularly in regard to door circulation spaces in accordance with Figure 31 and a detailed plan of the accessible sanitary facility in accordance with Part 15.
- g) The fire hydrant a minimum of 10 metres away from a building, with coverage complying with AS2419.1 in accordance with Clause E1.3.
- h) The fire hose reels must be located within 4 metres of an exit and be capable of reaching all points on the floor of the building in accordance with Clause E1.4.
- i) A design certificate from a suitably qualified and experienced hydraulic for the fire hydrant and fire hose reels is required with the Construction Certificate Application.

- j) Details of the lift to indicate compliance with Part E3, together with design certification is required with the Construction Certificate Application.

Planning comment: The abovementioned conditions of consent have been adopted as advised.

COUNCIL'S WATER & WASTEWATER OFFICER

I refer to the abovementioned development application in regards to your referral dated 7 August 2017 and provide the following comments.

Please be advised of the following:

- NOTES OF ASSESSMENT

The proposed development does not impede on Councils infrastructure. The current pump station located behind the existing toilet block is an old septic tank that is being used as a wet well with a pump out SRM that discharges to Councils MHW – B6 located to the South of the sports ground. The existing sewer pump station also receives sewer discharge from a privately owned package pump station located on 37 Brays Lane Lot 162 DP1073238 in the ownership of Clark. This has minimal discharge from a WC located at the storage sheds.

It is suggested that an upgrade of the current sewer pump station be considered to meet requirements under the Sewerage Code of Australia and the possibilities of relocation to the west of the allotment and to accept additional loads from proposed fixtures nominated within the development.

The commercial kitchen with commercial oven and cook top would raise the need for Trade Waste Approval with the installation of a minimum capacity 1000L Grease Arrestor.

Therefore, there is no objection to the proposal given the following conditions of consent:

1. Upgrade sanitary drainage lines and connect to existing Point of Connection at existing Sewer Pump Station.
2. Any additional water connections for fire services or upgrade of sewer Pump Station services to be at Councils costs.
3. Water service upgrade to be metered and Containment Backflow prevention to be provided at the boundary of the development.

If you have any questions or wish to discuss the matter further do not hesitate to contact me.

Planning comment: The abovementioned conditions of consent have been adopted as advised.

ENVIRONMENTAL OFFICER

As environment has assessed the above application and has no objections subject to the following conditions:

Food Premises

1. The proposed food premises areas are to be designed and constructed in accordance with the Food Act 2003. In this regard, the Applicant is to provide a detailed food premises fit-out plan and specification illustrating compliance with AS 4674-2004 - Design, construction and fit-out of food premises, for Council's approval prior to the commencement of demolition/construction activities.

Walls

2. The walls surrounding the food preparation areas shall be of solid construction.
3. The walls in the food preparation area of the premises shall be: sealed to prevent the entry of dirt, dust and pests; unable to absorb grease, food particles or water; and able to be easily and effectively cleaned. Walls in food preparation areas shall be finished with one or a combination of the following materials:
 - a) Glazed tiles.
 - b) Stainless or aluminium sheeting.
 - c) Polyvinyl sheeting with welded seams.
 - d) Laminated thermosetting plastic sheeting.
 - e) Similar impervious material adhered directly to the wall.

Floors

4. The flooring in the food preparation, storage and bar areas of the premises shall be designed and constructed so that they can be effectively cleaned; be unable to absorb grease, food particles or water; be laid so that there is no ponding of water; and to the extent that is practicable, be unable to provide harborage for pests. Floors in the food preparation areas shall be finished with one or a combination of the following materials:
 - a) Sealed quarry tiles or ceramic tiles.
 - b) Stainless steel.
 - c) Polyvinyl sheeting with welded seams.
 - d) Laminated thermosetting plastic sheeting.
 - e) Epoxy resin.
 - f) Steel trowel case hardened concrete.
5. Coving of not less than 25mm in radius shall be provided to the intersections of floors with walls in the food preparation area. The coving shall be integral to the surface finish of both floor and wall in such a manner as to form a continuous uninterrupted surface.
6. The floor of the food preparation areas is to be drained to a floor waste connected to the sewer. The floor waste is to consist of a removable basket within a fixed basket arrestor and is to comply with the Sydney Water requirements.

Ceiling

7. The ceiling in food preparation areas and storage areas shall be finished with impervious sealed material without joints, cracks and crevices. (Note: Drop-in, removable panel ceilings shall not be used in food preparation areas or over areas where open food is stored, displayed or served.)

Washing Facilities

8. A separate hand wash basin, supplied with a constant supply of warm running water through a single outlet or mixer, shall be provided in food preparation areas.

9. All hand wash basins installed within the premises, including those inside the toilets, shall be supplied with warm running water delivered through a single outlet.
10. Adequate hand wash basins shall be installed inside the food preparation areas. They shall be located no further than 5m from any place where food handlers are handling open food.
11. A liquid soap dispenser (that dispenses liquid soap) and a towel dispenser (that dispenses a single-use paper or cloth towel) shall be provided adjacent to or near each hand wash basin.
12. The wash up sink shall be supplied with hot and cold water

Lighting and Light Fittings

13. Artificial lighting provided to the premises shall comply with the requirements of AS 1680.1 and AS/NZS 1680.2.4.
14. In areas where open food is handled or stored, light fittings shall be designed and constructed to prevent contamination of food should the globe or tube shatter and free from any features that would harbour dirt, dust or insects or make the fitting difficult to clean.

Mechanical Exhaust Ventilation System

15. Where cooking or extensive heating processes or such other processes as may be specified are carried out in the kitchen or in food preparation areas, an approved mechanical exhaust ventilation system shall be installed and operated in accordance with AS/NZS 1668.1 - 1998 and AS 1668.2 – 2012.
16. The mechanical exhaust ventilation system shall be designed and installed 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.
17. A mechanical exhaust ventilation system that complies with the AS/NZS 1668.1-1998 and AS 1668.2-2012 shall be provided in the food preparation areas to remove the steam from the dishwasher or other washing and sanitizing equipment.

Coolroom

18. The open space between the top of the coolroom and the ceiling shall be fully enclosed and kept insect and pest proof.
19. The coolroom must have a smooth concrete floor, which is to be sloped to the door. A floor waste connected to the sewer must be located outside the coolroom.
20. The coolroom shall be able to be opened from the inside without a key and fitted with an alarm that can only be operated from within the coolroom.

Fixtures, Fittings and Equipment

21. All fixtures, fittings and equipment shall be constructed so as to be capable of being easily and effectively cleaned.

22. Service pipes, conduits and electrical wiring shall either be –
 - a) concealed in floors, plinths, walls or ceiling; or
 - b) fixed on brackets so as to provide at least 25mm clearance between the pipe and adjacent vertical surface and 100mm between the pipe or conduit and adjacent horizontal surfaces.

Toilet Cubicles

23. The toilet cubicles shall be –
 - a) separated from areas where open food is handled, displayed or stored by an intervening ventilated space fitting with self-closing doors; or
 - b) provided with self-closing doors and mechanical exhaust system that operate when the sanitary compartment is in use and for at least 30 seconds after the cubicle is vacated.

Waste Management

24. Waste and recyclable material generated from the operations of the business shall be managed in a satisfactory manner that does not give rise to offensive odour or encourage pest activity. Food residues, food scraps, and waste material shall be regularly removed from the premises. Waste shall not be permitted to accumulate near the allocated waste storage bins.
25. A stainless steel cleaner's sink or a floor waste shall be provided for the disposal of waste water. The cleaner's sink or floor waste shall be located outside of areas where open food is handled.

Pest Control

26. Practicable measures shall be taken to exclude and prevent the entry of vermin into the food preparation area through windows and doors. Where premises are enclosed, windows shall be protected against the entry of pests by being –
 - a) tight-fitting and permanently fixed closed;
 - b) fitted with mesh screens that can be removed for cleaning; or
 - c) protected by a permanent mesh screen that can be cleaned in place.
27. Entrances/exits, serving hatches and similar openings to food premises shall be protected against the entry of pests by –
 - a) tight-fitting solid self-closing doors, roller shutters or other means of closing off the entrance; or
 - b) tight-fitting self-closing mesh screen doors.
28. The layout, disposition and method of installation of fixtures and fittings, together with wall, floor, and ceiling finishes to all preparation, storage areas and cool rooms (AS4674, the Food Act 2003 and Regulations there under).
29. Premise to be registered with Council prior to opening.

Food Safety Supervisor

30. A food safety supervisor shall be appointed in accordance with Food Act 2003 and a copy of the Food Safety Supervisor Certificate shall be submitted to Council prior to the commencement of the food business.

Liquid Trade Waste

31. Annual Liquid Trade Waste Fees are applicable to this type of business in accordance with Council's current Fees & Charges.
32. All sinks in the food preparation area must be fitted with fixed sink screens.

- 33. Floor waste's in the food preparation areas and waste collection areas must be fitted with dry basket arrestors.
- 34. Food preparation activity will need to discharge to a suitable sized grease arrestor sized according to the inflow rate and instillation must comply with the requirements of AS3500 and Council's Trade Waste Guidelines.
- 35. 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.
- 36. A hose cock with RPZ backflow protection valve is required to be installed within 15m of the grease arrestor to assist with maintenance / cleaning. An annual backflow test report needs to be furnished upon installation.

Planning comments: The abovementioned conditions have been adopted as advised, with the exception of conditions 18 to 20 as no coolroom has been proposed.

PUBLIC SUBMISSIONS

Nil.

5.3.9 The public interest

There have been no issues raised from the public regarding planning issues.

6. DISCUSSION AND CONCLUSIONS

The proposal is considered to generally comply with the relevant provisions of the applicable Environmental Planning Instruments. The proposal is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality. As such it is recommended that development consent is issued subject to the conditions outlined below.

7. ATTACHMENTS

Schedule A- Conditions of consent.

8. RECOMMENDATION

THAT development application DA203/17 is approved subject to conditions set out in Schedule A.

Report prepared by: Fern-Alice Finn

Supervisor: Paul Cashel

Signed:.....

Signed:.....

Dated:.....

Dated:.....

REASONS FOR CONDITIONS

The conditions in Schedule A have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instruments
- To ensure no injury is caused to the existing and likely future amenity of the neighbourhood
- Due to the circumstances of the case and the public interest.
- To ensure that adequate road and drainage works are provided.
- To ensure that satisfactory arrangements are made to satisfy the increased demand for public recreation facilities.
- To ensure access, parking and loading arrangements will be made to satisfy the demands created by the development.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To protect the environment.
- To prevent, minimise, and/or offset adverse environmental impacts.
- To ensure lots are adequately serviced.
- To ensure there is no unacceptable impact on the water quality.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

Schedule A

Conditions of Consent (Consent Authority)

Please Note: It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

ADMINISTRATIVE CONDITIONS

1. That the development be carried out in accordance with the application, Statement of Environmental Effects, accompanying information, plans listed in the approval and any further information provided during the process unless otherwise amended by the following conditions.

Building Code of Australia

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

Construction Certificate – Building

3. A construction certificate is required prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.

Colour of External Cladding

4. That the external cladding and roofing of the grandstand are of a natural tone, non-reflective condition.

Notification of Commencement of Building Work

5. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

Erosion and Sediment Control

6. To contain soil and sediment on the property, controls are to be implemented prior to clearing of the site vegetation and the commencement of site works. This will include:
 - a) The installation of a sediment fence with returned ends across the low side of the site so that all water flows through. These shall be maintained at no less than 70% capacity at all times. Drains, gutters, roadways etc., shall be kept clean and free of sediment.
 - b) To prevent the movement of soil off site, a single entry/exit point to the property shall be constructed of 40mm blue metal aggregate or recycled concrete to a depth of 150mm. The length must be at least 5 metres with the width at least 3 metres.

Soil erosion fences shall remain and must be maintained until all disturbed areas are restored by turfing, paving, revegetation.

Vehicular Entry During Construction

7. Prior to the commencement of any works on the land, a single vehicle/plant entry/access to the site shall be provided to minimise ground disturbance and prevent the transportation of soil onto any public place. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street, kerb/road to the site is to be provided as a minimum requirement.

Erection of Construction Sign

8. Prior to the commencement of any works on the land, a sign/s must be erected in a prominent position on the site:
- a) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person can be contacted outside working hours.
 - b) Stating that unauthorised entry to the work site is prohibited and
 - c) Showing the name, address and telephone number of the principle certifying authority for the work.

The sign/s are to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Dust Nuisance

9. Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – "Soils and Construction" (2004) (Bluebook). All haul roads and construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority.

Workers toilet facilities

10. Before work starts, toilet facilities must be provided for construction personnel on the site on the basis of 1 toilet for every 20 workers. Amenities are to be installed and operated in an environmentally responsible and sanitary manner. Toilets cannot remain on site for any longer than 12 months, without the further approval of Council.

Copy of plans

11. A copy of the stamped and approved plans, development consent and the construction certificate are to be on the site at all times.

Fencing

12. An appropriate fence preventing public access to the site shall be erected for the duration of Construction works.

Construction Work Hours

13. All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work

Excavation and Backfilling

14. All excavations and backfilling associated with the approved works must be executed safely and in accordance with appropriate professional standards. All excavations must be properly guarded and protected to prevent them from being dangerous to life or property.

Licensed plumber

15. That all plumbing and drainage work be carried out by a licensed plumber and drainer and inspected by Council officers.

Waste Disposal

16. Prior to any building and demolition works commencing a suitable Waste Container for the deposit of all building rubbish and litter must be provided and emptied as soon as full at a waste management facility. Building rubbish and litter must be contained on the building site and the work site left clear of waste and debris at the completion of the works.

Dust Minimisation

17. The applicant shall ensure that during the construction works all measures are taken to eliminate/suppress any dust nuisance emanating from the site.

DEMOLITION REQUIREMENTS

Supervision of Demolition work

18. The demolition work to be supervised by a competent person with due regard to safe working practices and in accordance with the requirements of the NSW WorkCover Authority; such work is to be carried out in accordance with the Occupational Health & Safety Regulations, 2001, and Australian Standard 2601 – 1991.

Dust Suppression

19. The techniques adopted for stripping out and for demolition are to minimise the release of dust into the atmosphere.
- a) Before commencing work, any existing accumulations of dust are to be collected, placed in suitable containers and removed. Selection of appropriate collection techniques, such as vacuuming or hosing down, shall take account of the nature of the dust and the type of hazard it presents (eg., explosive, respiratory etc).
 - b) Dust generated during stripping or during the breaking down of the building fabric to removable sized pieces shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose is to be avoided.

It should be borne in mind, that in certain environments and under certain stimuli, deposits of combustible dust on beams, machinery and other surfaces may be subject to flash fires, and suspensions of combustible dusts in the air can cause them to explode violently (see NFPA Handbook).

Removal of Dangerous or Hazardous Materials

20. Removal of dangerous or hazardous materials shall be carried out in accordance with the provisions of all applicable State legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).
- a) Only competent persons, or competent and registered persons shall carry out removal.
 - b) Removal of asbestos or materials containing asbestos fibres, shall be in accordance with the NOHSC code of practice.

Precautions to be observed and procedures to be adopted during the removal of dangerous or hazardous materials other than asbestos, shall be in accordance with the relevant State regulations pertaining to those materials.

Approval to Use Structure

21. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.

ENDEAVOUR ENERGY REQUIREMENTS

22. The landowner must:
- a) Not install or permit to be installed any services or structures within the easement site.
 - b) Not alter the surface level of the easement site.
 - c) Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

If the proposed works will encroach/affect Endeavour Energy's easements / protected assets contact must first be made with the Endeavour Energy's Easements Officer, Jeffrey Smith, on direct telephone 9853 7139 or alternately email Jeffrey.Smith@endeavourenergy.com.au.

Network Access

23. It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times. To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

Dial Before You Dig

24. Before commencing any underground activity the applicant is required to obtain advice from the ***Dial before You Dig 1100*** service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

Demolition

25. Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. street light columns, power poles, overhead and underground cables etc.

FOOD PREMISES REQUIREMENTS

Food Premises

26. The proposed food premises areas are to be designed and constructed in accordance with the Food Act 2003. In this regard, the Applicant is to provide a detailed food premises fit-out plan and specification illustrating compliance with AS 4674-2004 - Design, construction and fit-out of food premises, for Council's approval prior to the commencement of demolition/construction activities.

Walls

27. The walls surrounding the food preparation areas shall be of solid construction.
28. The walls in the food preparation area of the premises shall be: sealed to prevent the entry of dirt, dust and pests; unable to absorb grease, food particles or water; and able to be easily and effectively cleaned. Walls in food preparation areas shall be finished with one or a combination of the following materials:
- a) Glazed tiles.
 - b) Stainless or aluminium sheeting.
 - c) Polyvinyl sheeting with welded seams.
 - d) Laminated thermosetting plastic sheeting.

- e) Similar impervious material adhered directly to the wall.

Floors

- 29. The flooring in the food preparation, storage and bar areas of the premises shall be designed and constructed so that they can be effectively cleaned; be unable to absorb grease, food particles or water; be laid so that there is no ponding of water; and to the extent that is practicable, be unable to provide harborage for pests. Floors in the food preparation areas shall be finished with one or a combination of the following materials:
 - a) Sealed quarry tiles or ceramic tiles.
 - b) Stainless steel.
 - c) Polyvinyl sheeting with welded seams.
 - d) Laminated thermosetting plastic sheeting.
 - e) Epoxy resin.
 - f) Steel trowel case hardened concrete.
- 30. Coving of not less than 25mm in radius shall be provided to the intersections of floors with walls in the food preparation area. The coving shall be integral to the surface finish of both floor and wall in such a manner as to form a continuous uninterrupted surface.
- 31. The floor of the food preparation areas is to be drained to a floor waste connected to the sewer. The floor waste is to consist of a removable basket within a fixed basket arrestor and is to comply with the Sydney Water requirements.

Ceiling

- 32. The ceiling in food preparation areas and storage areas shall be finished with impervious sealed material without joints, cracks and crevices. (Note: Drop-in, removable panel ceilings shall not be used in food preparation areas or over areas where open food is stored, displayed or served.)

Washing Facilities

- 33. A separate hand wash basin, supplied with a constant supply of warm running water through a single outlet or mixer, shall be provided in food preparation areas.
- 34. All hand wash basins installed within the premises, including those inside the toilets, shall be supplied with warm running water delivered through a single outlet.
- 35. Adequate hand wash basins shall be installed inside the food preparation areas. They shall be located no further than 5m from any place where food handlers are handling open food.
- 36. A liquid soap dispenser (that dispenses liquid soap) and a towel dispenser (that dispenses a single-use paper or cloth towel) shall be provided adjacent to or near each hand wash basin.
- 37. The wash up sink shall be supplied with hot and cold water.

Light and Light Fittings

- 38. Artificial lighting provided to the premises shall comply with the requirements of AS 1680.1 and AS/NZS 1680.2.4.
- 39. In areas where open food is handled or stored, light fittings shall be designed and constructed to prevent contamination of food should the globe or tube shatter and free from any features that would harbour dirt, dust or insects or make the fitting difficult to clean.

Mechanical Exhaust and Ventilation System

40. Where cooking or extensive heating processes or such other processes as may be specified are carried out in the kitchen or in food preparation areas, an approved mechanical exhaust ventilation system shall be installed and operated in accordance with AS/NZS 1668.1 - 1998 and AS 1668.2 – 2012.
41. The mechanical exhaust ventilation system shall be designed and installed 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.
42. A mechanical exhaust ventilation system that complies with the AS/NZS 1668.1-1998 and AS 1668.2-2012 shall be provided in the food preparation areas to remove the steam from the dishwasher or other washing and sanitizing equipment.

Fixtures, Fittings and Equipment

43. All fixtures, fittings and equipment shall be constructed so as to be capable of being easily and effectively cleaned.
44. Service pipes, conduits and electrical wiring shall either be:
 - a) concealed in floors, plinths, walls or ceiling; or
 - b) fixed on brackets so as to provide at least 25mm clearance between the pipe and adjacent vertical surface and 100mm between the pipe or conduit and adjacent horizontal surfaces.

Toilet Cubicles

45. The toilet cubicles shall be:
 - a) separated from areas where open food is handled, displayed or stored by an intervening ventilated space fitting with self-closing doors; or
 - b) provided with self-closing doors and mechanical exhaust system that operate when the sanitary compartment is in use and for at least 30 seconds after the cubicle is vacated.

Waste Management

46. Waste and recyclable material generated from the operations of the business shall be managed in a satisfactory manner that does not give rise to offensive odour or encourage pest activity. Food residues, food scraps, and waste material shall be regularly removed from the premises. Waste shall not be permitted to accumulate near the allocated waste storage bins.
47. A stainless steel cleaner's sink or a floor waste shall be provided for the disposal of waste water. The cleaner's sink or floor waste shall be located outside of areas where open food is handled.

Pest Control

48. Practicable measures shall be taken to exclude and prevent the entry of vermin into the food preparation area through windows and doors. Where premises are enclosed, windows shall be protected against the entry of pests by being:
 - a) tight-fitting and permanently fixed closed;
 - b) fitted with mesh screens that can be removed for cleaning; or
 - c) protected by a permanent mesh screen that can be cleaned in place.

49. Entrances/exits, serving hatches and similar openings to food premises shall be protected against the entry of pests by:
 - a) tight-fitting solid self-closing doors, roller shutters or other means of closing off the entrance; or
 - b) tight-fitting self-closing mesh screen doors.
50. The layout, disposition and method of installation of fixtures and fittings, together with wall, floor, and ceiling finishes to all preparation, storage areas and cool rooms (AS4674, the Food Act 2003 and Regulations there under).
51. Premise to be registered with Council prior to opening.

Food Safety Supervisor

52. A food safety supervisor shall be appointed in accordance with Food Act 2003 and a copy of the Food Safety Supervisor Certificate shall be submitted to Council prior to the commencement of the food business.

Liquid Trade Waste

53. Annual Liquid Trade Waste Fees are applicable to this type of business in accordance with Council's current Fees & Charges.
54. All sinks in the food preparation area must be fitted with fixed sink screens.
55. Floor waste's in the food preparation areas and waste collection areas must be fitted with dry basket arrestors.
56. Food preparation activity will need to discharge to a suitable sized grease arrestor sized according to the inflow rate and instillation must comply with the requirements of AS3500 and Council's Trade Waste Guidelines.
57. 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.
58. A hose cock with RPZ backflow protection valve is required to be installed within 15m of the grease arrestor to assist with maintenance / cleaning. An annual backflow test report needs to be furnished upon installation.

WATER AND WASTEWATER REQUIREMENTS

59. Upgrade sanitary drainage lines and connect to existing Point of Connection at existing Sewer Pump Station.
60. Any additional water connections for fire services or upgrade of sewer Pump Station services to be at Councils costs.
61. Water service upgrade to be metered and Containment Backflow prevention to be provided at the boundary of the development.

ADVISORY NOTES

Construction Inspections

AN1. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period. These stages are:

- a) Pier holes/pad footings before filling with concrete.
- b) Trenches complete with reinforcing and prior to filling with concrete.
- c) Internal drainage carried out by licensed plumber prior to covering
- d) Reinforcing steel in position and before concrete is poured (footings, lintels, beams, columns, floors, walls and the like.
- e) Slab base if no piers required and prior to placement of the membrane.
- f) Framing when external wall and roof cladding is in place and prior to internal linings.
- g) External drainage installed by a licensed plumber and prior to covering.
- h) Wet area flashing prior to tiling or covering.
- i) Stormwater drainage between building and discharge point prior to covering.
- j) Completion of the development and sign off to all conditions of the consent including landscaping, prior to occupation and use.

At each inspection, erosion and sediment control measures and site management will be inspected.

Note: forty-eight (48) hours notice shall be given to Council prior to inspections.

Construction Certificate Plans

AN2. The Construction Certificate plans must indicate compliance with the following provisions of the Building Code of Australia (Volume 1):

- a) The building must comply with Type A Construction in accordance with Specification C1.1 with the structural plans indicating the required fire resistance levels as determined in accordance with Australian Standard AS3600 – Concrete structures.
- b) The roof must be designed for a snow load in accordance with Australian Standard AS1170.3 – Snow and ice actions.
- c) The glazing must comply with AS1288 – glass in buildings.
- d) The ceiling height in the storage areas is to be a minimum height of 2,100 mm in accordance with Clause F3.1(f).
- e) Details of the stairs, handrails and balustrades to indicate compliance with Clauses D2.13, D2.14, D2.16, D2.17 and Australian Standard AS1428.1.
- f) Compliance with Australian Standard AS1428.1, particularly in regard to door circulation spaces in accordance with Figure 31 and a detailed plan of the accessible sanitary facility in accordance with Part 15.
- g) The fire hydrant a minimum of 10 metres away from a building, with coverage complying with AS2419.1 in accordance with Clause E1.3.
- h) The fire hose reels must be located within 4 metres of an exit and be capable of reaching all points on the floor of the building in accordance with Clause E1.4.
- i) A design certificate from a suitably qualified and experienced hydraulic for the fire hydrant and fire hose reels is required with the Construction Certificate Application.
- j) Details of the lift to indicate compliance with Part E3, together with design certification is required with the Construction Certificate Application.

Endeavour Energy – Network Capacity / Connection

AN3. Although there is an existing service connection to the site for the existing grandstand, in due course the applicant for the future proposed development of the may need to submit an application for connection of additional load to Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Given the size of the proposed development, at present it is expected the existing local network would be able to service the proposed development, but an extension and/or augmentation of the existing network may be required. However this will not be determined for certain until the final load assessment is completed. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>

Endeavour Energy – Vegetation Management

AN4. The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the *Electricity Supply Act 1995* (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Endeavour Energy – Public Safety

AN5. Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. See attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

Endeavour Energy – Emergency Contact

AN6. In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.