

1. The development being carried out substantially in accordance with the plans received by Council on 9 February 2016 except where amended by the following conditions of consent.
2. The applicant being informed that this approval shall be regarded as being otherwise in accordance with the information and particulars set out and described in the development application registered in Council's records as Development Application No 2016/13 on 9 February 2016 and that any alteration, variation or extension to the use for which approval has been given would require further development approval.
3. This development consent is limited to a period of five (5) years in accordance with the Environmental Planning and Assessment Amendment (Development Consents) Act 2010. Following the expiration of this period the consent will lapse unless work relating to the development is physically commenced before the date of which the consent would otherwise lapse.
4. The existing building may have materials which contain asbestos. All demolition materials that may contain asbestos must be demolished and disposed of strictly in accordance with NSW WorkCover Guidelines and contemporary environmental practice. Copies of WorkCover Guidelines can be obtained by contacting the WorkCover Assistance Service on 131050 or visit [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au) and downloading a copy of the publication.
5. Disposal of waste material associated with the demolition shall be undertaken at an approved landfill facility, subject to Council's approval.
6. Septic tank to be:
  - a) pumped out and effluent disposed to an approved facility.
  - b) removed to an approved landfill facility.
7. The effects of vibration, dust, noise and concussion on adjoining buildings and their occupants must be minimised, by selecting appropriate demolition methods and equipment.
8. Appropriate signage must be provided on the work site and in a prominent position visible to the public:
  - a) stating that unauthorised access to the work site is not permitted; and
  - b) showing the name of the builder or person responsible for the site and a telephone number at which that person can be contacted outside working hours
9. Burning of site refuse and materials is not permitted and all such materials shall be prevented from escaping onto adjoining land and shall be maintained in a tidy manner on site at all times.

10. Any accidental spillage occurring from haulage trucks owned and/or operated by the extraction operator shall be cleaned up by the operator as soon as practicable. No truck carrying extracted or crusher/washed products from the site shall use any public road unless its load is fully covered by a suitable material to prevent spillage or dust falling from the truck.
11. All materials stored or kept on the development site must be maintained in a neat, tidy, and orderly manner and in a sanitary condition at all times.
12. A hoarding or fence must be erected between the work site and a public place. An application is to be submitted and approved by Council prior to work commencing.
13. No tree in the road reserve shall be damaged, destroyed or removed without the written consent of the Council.
14. Prior to carrying out any works within a public road reserve, the proponent shall complete an application under Council's Road Reserve Management Plan and receive written approval from Council. Satisfactory arrangements for restoration with Council's Infrastructure Works Department shall also be required, with all works constructed according to Council's Development, Design and Construction Manuals (as amended). All costs shall be the responsibility of the proponent.
15. All loading and unloading shall take place within the property boundaries, including the parking of construction and private vehicles associated with the development.
16. No vehicular accesses may be constructed or opened onto a Council road without the prior written approval of Council.