

## **Conditions of Consent for LDA2009/0026 :-**

### **GENERAL**

1. Development is to be carried out in accordance with plan numbered sheet 1 of 2 drawn by Resitech dated 8/1/09 and the Demolition Work Plan prepared by Ross Mitchell and Associates dated January 2009.
2. A security deposit (category: demolition) is to be paid to Council (Public Works and Services Group) prior to the commencement of any demolition works. Please refer to Council's Management Plan for the current fee amounts.

### **BEFORE WORK COMMENCES**

#### **Demolition Work:**

3. If any changes are made to the waste management plan, a new waste management plan must be submitted to and approved by Council. The new plan must include the types and estimated volumes of waste materials that will be generated; the proposed method of reuse, recycling or disposal; and the name and address of the recycling facility or landfill site if the waste is to be recycled or disposed of off site. Reuse and recycling must be maximised.
4. **Council is to be notified in writing before work commences** - The applicant must notify Council of the following particulars in writing at least seven (7) working days before demolition work commences:
  - (a) the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
  - (b) the date the work is due to commence and the expected completion date.
5. **Notification of neighbouring residents** - At least seven (7) days before demolition work commences the applicant must notify the occupiers of all neighbouring premises of the date the work is due to commence by placing a written notice in the letter box of each premises.

#### **House Removal:**

6. If a crane is to be used, a Crane Permit is to be obtained from NSW Police and a copy faxed to Council's Traffic Engineers on 9952 8070, before removal of the house.
7. A fee will be payable to Council, if the crane is to be placed on Council property, as per Council's Management Plan.
8. All activities involved in the removal of the house, are to be carried out from West Parade.

### **DURING DEMOLITION**

9. **Site security** - Security fencing must be provided around the perimeter of the site, and other precautions taken, to prevent unauthorised entry to the site during the demolition period.

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10. **Site signage** - A rigid durable sign showing the demolition contractor's name, address and telephone contact details must be displayed in a prominent position on the site so that they can be easily read by anyone in any public road or other public place adjacent to the site.
11. **Warning notices** - Notices lettered in accordance with Australian Standard AS 1319-1994 *Safety Signs for the Occupational Environment* and displaying the words 'DANGER! DEMOLITION WORK IN PROGRESS' must be fixed to the security fencing/hoardings at appropriate intervals to warn the public.
12. **Additional warning notices in relation to asbestos** - Where the work involves the demolition or removal of asbestos products and materials, including asbestos-cement sheeting (ie. fibro), notices lettered in accordance with Australian Standard AS 1319-1994 *Safety Signs for the Occupational Environment* and displaying the words 'WARNING! ASBESTOS' must be fixed to the security fencing/hoardings at appropriate intervals to warn the public.
13. **Erosion and sediment controls** - Appropriate erosion and sediment controls must be installed before site works are commenced and be maintained at operational capacity until the site has been stabilised. These controls must include:
  - (a) diversion of upslope runoff around disturbed areas in such a manner that the diverted water will not cause erosion and is diverted to a legal discharge point; and
  - (b) sediment control fences or other measures on the downslope perimeter of disturbed areas to prevent sediment escaping from the site.
14. **Toilet facilities** - Toilets and hand washing facilities must be provided for workers in accordance with the *Code of Practice: Amenities for Construction Work* (WorkCover, 1996). Where practicable, the toilets must be standard flushing toilets connected to the sewerage system.
15. **Protection of underground services** - Before work commences the location of any underground services (eg. gas, water, electricity, telecommunications cables, etc.) must be identified and appropriate measures taken to protect those services.
16. **Demolition work** - All demolition work must be carried out in accordance with the requirements of Australian Standard AS 2601-2001 *The Demolition of Structures*.
17. **Licenced contractor to carry out work** - All demolition work must be carried out by an appropriately licensed contractor.
18. **Asbestos work** - All work involving asbestos products and materials, including asbestos-cement sheeting (ie. fibro), must be carried out in accordance with the guidelines for asbestos work published by WorkCover New South Wales.
19. **Dust control** - Appropriate measures must be taken to control the generation of dust during demolition work:
  - (a) Any existing accumulations of dust (eg. in ceiling voids and wall cavities) must be removed using an industrial vacuum cleaner fitted with a high efficiency particulate air (HEPA) filter.