

Upon receipt and analysis of this information a further report would be tabled to Council with final recommendations for the proposed future use of this site.

RECOMMENDATION that Council 'support in principle' the adaptive re-use of the former Elrington Industries and their surrounding land for the purposes of rural-residential development and/or appropriate 'low-key' commercial activity, subject to the following conditions:-

1. Preparation of a conservation management plan/policy indicating that rural-residential development and/or 'low-key' commercial activities are suitable uses capable of being satisfactorily adapted to the former Elrington Colliery buildings, associated structures and their environs without significant adverse impact on their heritage value. Such a plan/policy will clearly show how such adaptation is able to be achieved.
2. Preparation of an engineering report specifying that the buildings are structurally sound or are able to be made so and are capable of adaptive re-use for the purposes of rural-residential and/or 'low-key' commercial operations without impacting on the heritage significance of those buildings, associated structures and their environs.
3. Preparation of a land capability report which shows that the site is capable of sustaining rural-residential subdivision. This report will specify acceptable subdivision densities based on a series of agreed land capability criteria.
4. Preparation a fauna and flora report indicating to what extent, if any, rural-residential development and/or 'low-key' commercial activities would impact on existing site fauna and their associated habitat. The implications of Threatened Species Legislation and its relevance to this site will also be examined.
5. Preparation of a contamination report detailing the extent of contamination on the site, if any.
6. Provision of information which clearly illustrates that all safety considerations in relation to past mining operations have been or can be satisfactorily undertaken.
7. Provision of information showing that the proposal, in so far as its general principles are concerned, can adequately satisfy the requirements of Section 90 of the Environmental Planning and Assessment Act, 1979.
8. Future development applications for 'low-key' commercial activity are to give due consideration to the amenity of surrounding residents.
9. All required studies and associated documentation are to be prepared by appropriately qualified and experienced practitioners agreed to by and at no cost to the Council.

To: **The General Manager**
Strategic & Community Services
Committee - June 18, 1997

(B. MORTOMORE),
DIRECTOR STRATEGIC & COMMUNITY SERVICES
June 6, 1997

RESOLVED
MIN No. 525

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