

Appendix 6 – Notice of Decision conditions

It is recommended that a Notice of Decision to Grant a Permit (and a subsequent Planning Permit) be issued subject to the following conditions:

1. The layout of the site and the size and internal layout of the buildings and works as shown on the endorsed plan must not be altered or modified without the written consent of the Responsible Authority.
2. Before the development starts, a landscape plan prepared by a person suitably qualified or experienced in landscape design must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - (a) Location and identification of all proposed plants.
 - (b) A landscape screen of indigenous plants shall be planted around the perimeter of the shed.
 - (c) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - (d) All species selected must be to the satisfaction of the Responsible Authority.
3. Before works start, a plan to the satisfaction of the Responsible Authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction, must be prepared and submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.
4. Before works start, a native vegetation protection fence must be erected around all patches of native vegetation to be retained on site. This fence must be erected around the patch of native vegetation at a distance of 2 metres from retained native vegetation. The protection fence must be constructed of star pickets/ chain mesh/or similar to the satisfaction of the Responsible Authority.

The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority.
5. In the areas of native vegetation to be retained, the following are prohibited:
 - (a) Trenching or soil excavation.
 - (b) Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - (c) Entry and exit pits for underground services.
 - (d) Any other actions or activities that may result in adverse impacts to retained native vegetation.
6. The landscaping shall be planted around within six months from the completion of the shed and there after maintained to the satisfaction of the Responsible Authority.
7. The exterior colour and cladding of the building(s) must be of a non-reflective nature and/or either painted or have a pre-painted finish in natural, muted toning (or such other colour that Responsible Authority at the request of the applicant approves) to the satisfaction of the Responsible Authority.

8. All existing works affected by the development works shall be reinstated at no cost and to the satisfaction of the Responsible Authority.
9. The building must not be used for human habitation or as a workshop for business, or commercial or industrial purposes in which reward is received for services rendered, or for the manufacture of any type of product for sale or reward.
10. All stormwater discharge shall be directed to the lowest point on the site. Any discharge off site due to the development shall be restricted to sheet flow conditions.
11. All vehicles must be stored within the building hereby permitted at all times. Additionally, any other equipment, materials, goods or machinery, whether or not used in conjunction with the outbuilding, must not be stored or allowed to remain on any part of the site that is visible to the public from off the site.
12. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land
 - (b) appearance of the store, works or materials
 - (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or mud and debris on adjoining roads.

The conduct of the use shall, at all times, be to the satisfaction of the Responsible Authority.

13. This permit will expire if one of the following circumstances applies:
 - (a) The development and use are not started within two years of the date of this permit.
 - (b) The development is not completed within four years from the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.