

Appendix 6 – Notice of Decision to Grant a Permit

A Notice of Decision to Grant a Planning Permit is recommended to be issued subject to the following conditions:

- 1 Before the use and development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) The design for the Leachate Ponds including the base.
- 2 Before the development starts, a Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed under the permit. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - (a) And address the potential impacts of the construction works on the surrounding land uses and the environment.
 - (b) Compliance with EPA Publication 480, EPA Publication 275, EPA Publication 788 and EPA Publication 1323.
- 3 Before the development starts a contingency plan must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed under the permit. The plans must show how Leachate will be prevented to enter into the local drainage system in case of a spill/overflowing.
- 4 The use and development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.
- 5 The following requirements must be met at all times during the carrying out of the works hereby approved to the satisfaction of the Responsible Authority:
 - (a) The works must be carried out in accordance with:
 - (i) Construction Techniques for Sediment Pollution Control (EPA 1991).
 - (ii) Environmental Guidelines for Major Construction Sites (EPA 1995).
 - (iii) The Erosion Risk Management section of the Environmental Assessment Report by Australian Safety and Environmental Services, October 2007.
- 5 The proposed Leachate ponds must have sufficient capacity to contain Leachate within the Leachate ponds.
- 6 All works associated with the development that is retained as the responsibility of the owner of the site to upkeep must be maintained in perpetuity to a standard that is to the satisfaction of the Responsible Authority and Relevant Authority. Otherwise rectification works at the direction of and to the satisfaction of the Responsible and Relevant Authorities must be undertaken within a timeframe as directed by the Authorities.

7. Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade), No. N-1.
8. The use and development must be managed to the satisfaction of the Responsible Authority 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 any building, 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.
 - (d) Presence of vermin.
 - (e) In any way as determined by the Responsible Authority.
9. Construction activities must be managed so that the amenity of the area is not detrimentally affected:
 - (a) By the transport of materials, goods or commodities to or from the land.
 - (b) By the inappropriate storage of any works or construction materials.
 - (c) By the hours of construction activity.
 - (d) By the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - (e) By the presence of vermin.
 - (f) In any way as determined by the Responsible Authority.
10. This permit will expire if one of the following circumstances applies:
 - (a) The development and use is/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.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Notes:

This permit is not an EPA works approval or licence.

Before the use or development authorised under this permit starts, the permit holder must ensure that any obligations or duties that arise under the Environment Protection Act 1970 are met. This may include obtaining a works approval or licence.