

YOUR REF: 463503 463504
OUR REF: OP 1022/2015 (465175)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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9 September 2015

Colliers International (Cairns) Pty Ltd
PO Box 1644
CAIRNS QLD 4870

Attention: Mr Jay Beattie

Dear Sir

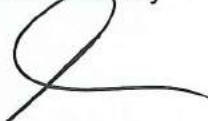
**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
79 DAVIDSON STREET, PORT DOUGLAS**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 8 September 2015, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquiries in relation to this Decision Notice, please contact Susanna Andrews of Development and Environment on telephone number 07 4099 9456.

Yours faithfully



Donna Graham
Manager Development & Environment

Att

DOUGLAS
SHIRE
COUNCIL

APPLICANT DETAILS

Colliers International (Cairns) Pty Ltd
PO Box 1644
CAIRNS QLD 4870

ADDRESS

79 Davidson Street, Port Douglas

REAL PROPERTY DESCRIPTION

Lot 4 on RP727315

PROPOSAL

On-Premises Advertising Device

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

8 September 2015

TYPE

Operational Work (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Work (refer to Advice statement)

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

**DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO
BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME,
STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN
(IF YES, INCLUDE STATEMENT OF REASONS)**

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Proposed sign content	1022-2015a	Received 27 August 2015
Proposed location	1022-2015b	Received 27 August 2015

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval.

Size of Sign

2. The sign is to have maximum dimensions of 900mm wide and 1200mm high.

Content of Sign

3. The content of the sign will be generally limited to that shown on the approved drawings (ie real estate sales for tenancies on-premises). The sign is not to be modified for use as any other form of general advertising.

Structural Certification

4. The proposed sign will be certified by a suitably qualified professional following installation on the awning to ensure that the sign is structurally adequate.

Limitation on Life of Approval (Relevant Period)

5. A Relevant Period of 12 months applies to the Development Permit, unless prior to the Development Permit lapsing, the Applicant has made application to extend to the Relevant Period.

Maintenance of Sign

6. The proposed sign is to be:
 - (a) constructed of high quality materials selected for easy maintenance, durability and an ability not to readily stain, discolour or deteriorate;
 - (b) maintained to ensure that any damage to the sign (including graffiti), staining, discolouration or deterioration is remedied as soon as practical after the damage is detected.

FURTHER ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse one (1) year from the day the approval takes effect in accordance with the provisions of section 346 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. Advice regarding building approval for the Advertising Device should be obtained from a suitably qualified private building certifier prior to construction and commencement of use.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au .

RIGHTS OF APPEAL

Attached

End of Decision Notice

APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



High Profile Commercial Freehold

m²
923m²*
freehold

E / F
70 percent
leased

**High exposure
corner position**

\$
Current net
income \$86,200pa*

Jay Beattie 0428 551 062

*Approx

colliers.com.au/16376

Drawing No: 1022-2015a

Received 27 August 2015



Received 27 August 2015

Drawing No: 1022-2015b