

OUR REF: OP 362/2014 (429489)

23 September 2014

Mr Gordon Pringle
PO Box 677
MOSSMAN QLD 4873

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
1082R MOSSMAN-DAINTREE ROAD, ROCKY POINT**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 23 September 2014, 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
Acting General Manager Operations

Att

APPLICANT DETAILS

Gordon Pringle
PO Box 677
MOSSMAN QLD 4873

ADDRESS

1082R Mossman-Daintree Road, Rocky Point

REAL PROPERTY DESCRIPTION

Lot 43 on SP219618

PROPOSAL

On-Premises Advertising Device

DECISION

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

DECISION DATE

23 September 2014

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 Works

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
Application documentation	Council document reference 426935	19 August 2014
Aerial photograph – Appendix A	Council document reference 426935	19 August 2014
Signage location photograph – Appendix B	Council document reference 426935	19 August 2014
Signage Layout	Ride the Beach Sign (Council document reference 426935)	21 July 2014
Quotation	CM035 (Council document reference 426935)	18 August 2014
Elevation	(Council document reference 426935)	19 August 2014

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

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Location

3. The entirety of the Advertising Device, including all footings, must be located on the land.

Damage to Council Infrastructure

4. In the event that any part of Council's existing water or road infrastructure is damaged as a result of construction activities occurring on the land, including but not limited to, mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owner's/builder's cost, prior to the Commencement of Use.

Lighting

5. The Advertising Device is not permitted to be internally lit. Any external lighting must not cause spill lighting beyond the land and must be to the satisfaction of the Chief Executive Officer.

Scope of Advertising

6. Advertising on the sign must relate to the Outdoor Sport and Recreation (Horse Trail Rides) land use occurring on the land.

FURTHER ADVICE

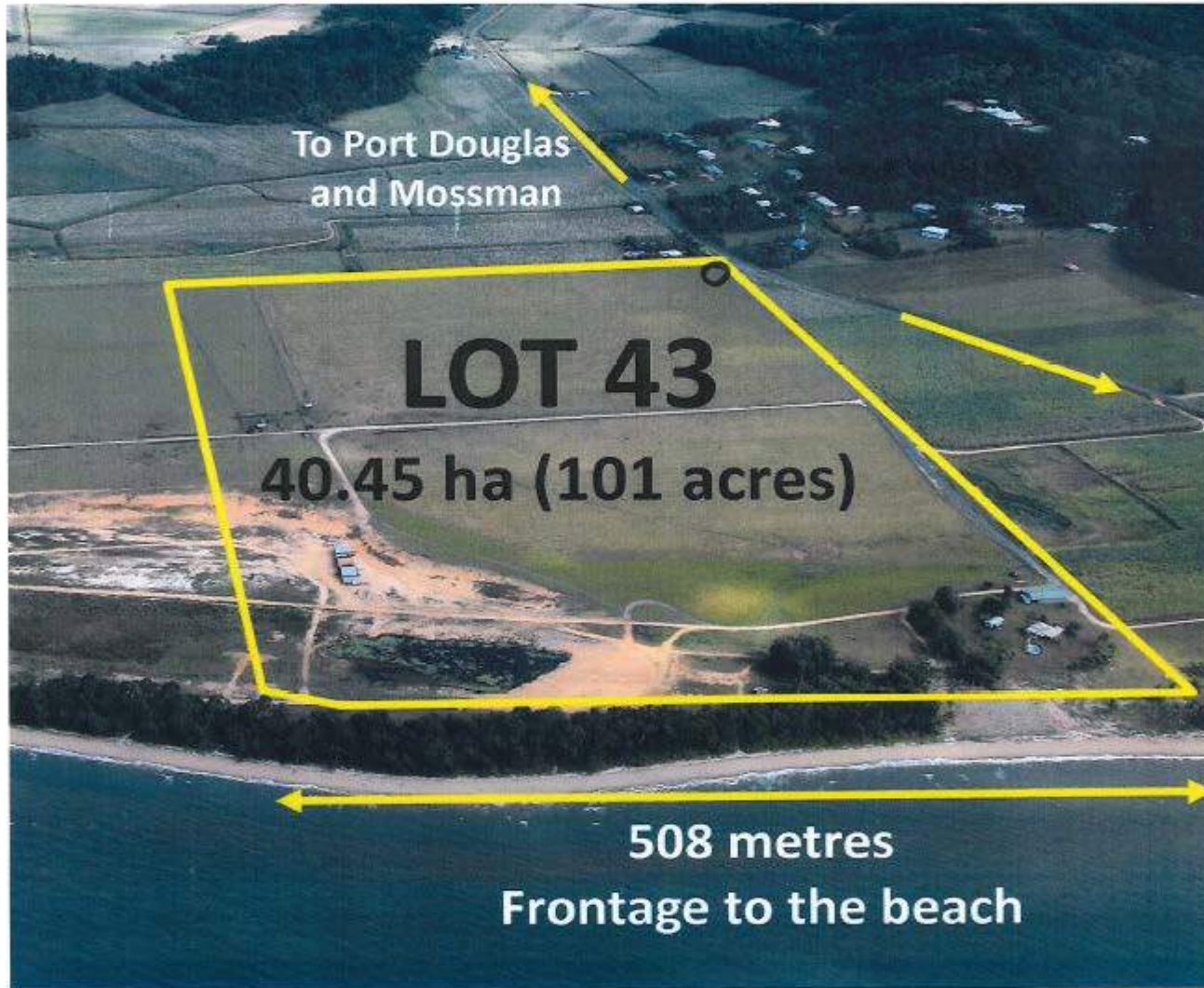
1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all 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.dsdip.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)



Appendix A.

Appendix 3



Sign will be located on the private land
side of the boundary fence.





23 SVENDSEN ST WESTCOURT CAIRNS 4870
T: 4031 5533 F: 4031 5532
sales@tollysigns.com

SIGNAGE LAYOUT DATE: 21/07/14
CLIENT: Australan Muster Experience
ATT: Kristen
JOB: Ride the beach sign
PLEASE NOTE: *printing colours do not necessarily depict actual colours*

SIGNAGE SPECIFICATIONS:



IF APPROVED- Please authorise & send back OR please note changes & resend SIGNATURE: _____
PLEASE MAKE SURE THE ABOVE LAYOUT IS GOOD TO PROCEED: This Includes Sizing, Layout, Colours And Spelling.
Should you have any queries or require any amendments please do not hesitate to contact the designer Clea Metcalf.
*PLEASE NOTE: Printing Colours DO NOT necessarily depict actual colours **This layout remains the property of Tolly's Press PTY LTD and is subject to copyright

