

YOUR REF: 432779
OUR REF: OP 553/2014 (450062)

11 March 2015

Hands International Pty Ltd
6/79 Davidson Street
PORT DOUGLAS QLD 4877

Attention: Ms Masae Iwagishi

Dear Madam

**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 11 March 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

APPLICANT DETAILS

Hands International Pty Ltd
6/79 Davidson Street
PORT DOUGLAS QLD 4877

ADDRESS

79 Davidson Street, Port Douglas

REAL PROPERTY DESCRIPTION

Lot 4 on RP727315

PROPOSAL

Placing an Advertising Device on Premises not associated with a Material Change of Use

DECISION

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

DECISION DATE

11 March 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 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	432779 (Council document reference 434420)	20 November 2014
Expressway Signs & Printworks artist's impression	432779 (Council document reference 434420)	20 November 2014
Response to Information Request	Council document reference 437506)	5 January 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

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.

Damage to Council Infrastructure

3. In the event that any part of Council's existing water, sewer 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

4. Any lighting (internal or external) of the Advertising Device must not cause spill lighting beyond the land and must be to the satisfaction of the Chief Executive Officer.

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.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

3. Advice regarding a Development Permit for Building Work for the Advertising Device should be obtained from a suitably qualified building certifier.
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)

Client: Zipangu

Designer: Chloe

IMPORTANT

Please check all details carefully. Pay special attention to spelling & grammar and to make sure that all phone numbers and contact details are correct. Whilst every effort has been made to represent the final results accurately, it must be understood that some variations may occur during the final production stage.

SIGN 4(D): Supply and install 1 qty 4900 x 650mm light box with cut vinyl text applied to top of roof.

The lightbox is made of 150mm Aluminium Neon Extrusions and is supported on 50 x 50 x 3 Alloy framework.



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