

OUR REF: OP 700/2015 (451531)

30 March 2015

Petit Early Learning Journey Port Douglas
PO Box 10829
BRISBANE QLD 4001

Attention: Ms Chrissy Owens

Dear Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR
507-511 DAVIDSON STREET, CRAIGLIE**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 27 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 Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

Petit Early Learning Journey Port Douglas
PO Box 10829
BRISBANE QLD 4001

ADDRESS

507-511 Davidson Street, CRAIGLIE

REAL PROPERTY DESCRIPTION

Lot 2 on C2256

PROPOSAL

On-Premises Advertising Device

DECISION

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

DECISION DATE

27 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 Work

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 - 449025 & 449807	5 March 2015
Marked Up Site Plan– Appendix A	Council document reference 4499807	5 March 2015
Signage Detail – Appendix A	Council document reference 449025	5 March 2015

Note – The location of the sign as detailed in Appendix A is not approved. The sign must be relocated so as the sign and associated footings are contained behind the front fence inside the property boundaries.

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

Relocation of Sign

2. The sign must be relocated to behind the front fence and to the north of the existing vehicle access to the premises. The sign and associated footings must be contained within the property boundaries. The location of the existing sign within the Davidson Street road reserve is not approved.

The sign must be relocated within 20 business days from the date of this Development Permit.

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

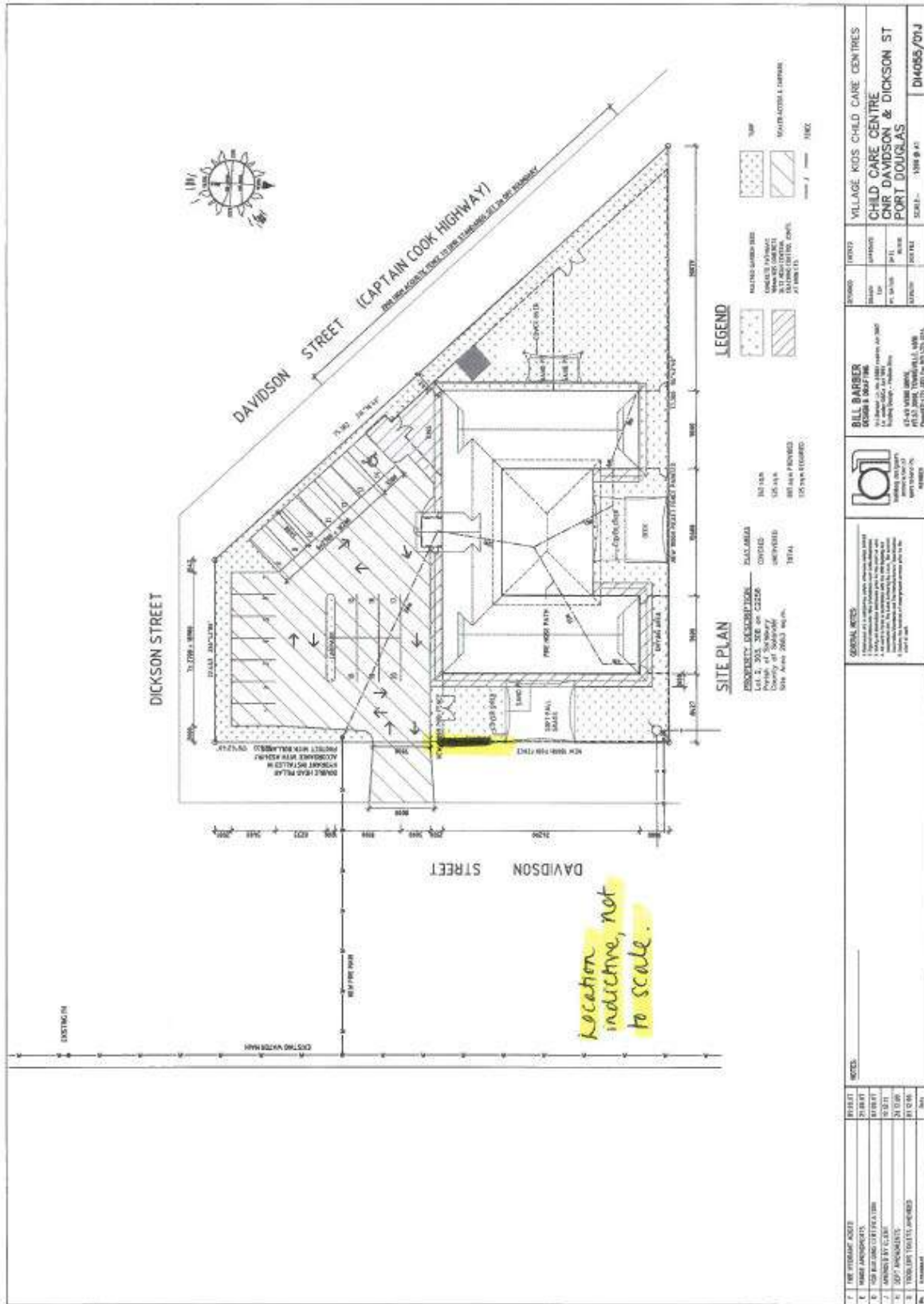
RIGHTS OF APPEAL

Attached

End of Decision Notice

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

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





THE LOCATION OF THE SIGN WITHIN ROAD RESERVE IS NOT APPROVED. SIGN TO BE RELOCATED IN ACCORDANCE WITH CONDITION 2 OF THE DEVELOPMENT PERMIT