

OUR REF: OP 334/2014 (457523)

19 June 2015

Montawood Pty Ltd
9 Davidson Street
PORT DOUGLAS QLD 4877

Attention: Ms Lillian Nagan

Dear Madam

**DECISION NOTICE UNDER SECTION 335 OF THE SUSTAINABLE
PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR
9 DAVIDSON STREET, PORT DOUGLAS**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 16 June 2015, please find attached the 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

Paul Hoyer
General Manager Operations

Att

APPLICANT DETAILS

Montawood Pty Ltd
9 Davidson Street
PORT DOUGLAS QLD 4877

ADDRESS

9 Davidson Street, Port Douglas

REAL PROPERTY DESCRIPTION

Lot 1 on RP738379

PROPOSAL

On-Premises Advertising Device

DECISION

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

DECISION DATE

16 June 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

DECISION NOTICE DETAILS
SECTION 335 SUSTAINABLE PLANNING ACT 2009

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

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

<i>Drawing or Document</i>	<i>Reference</i>	<i>Date</i>
<i>Application documentation</i>	<i>Council document reference - 453312</i>	<i>23 April 2015</i>
<i>Port Douglas Motel Illuminated Sign – Site & Elevation Plans</i>	<i>Council document reference 453312</i>	<i>23 April 2015</i>

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

Amendment to Design

2. The total height of the sign must not exceed 2.8m or 300m below the fascia of the single storey component of the building fronting Davidson Street whichever is the lesser. An amended plan must be submitted and endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. All works must be carried out in accordance with approved plans prior to the Commencement of Use.

Location of Sign

3. The sign and associated footings must be contained within the property boundaries, being Lot 1 on RP738379.

Hours of Illumination

4. Illumination of signage must be limited to 9.30pm seven (7) days a week.

**DECISION NOTICE DETAILS
SECTION 335 SUSTAINABLE PLANNING ACT 2009**

FURTHER ADVICE

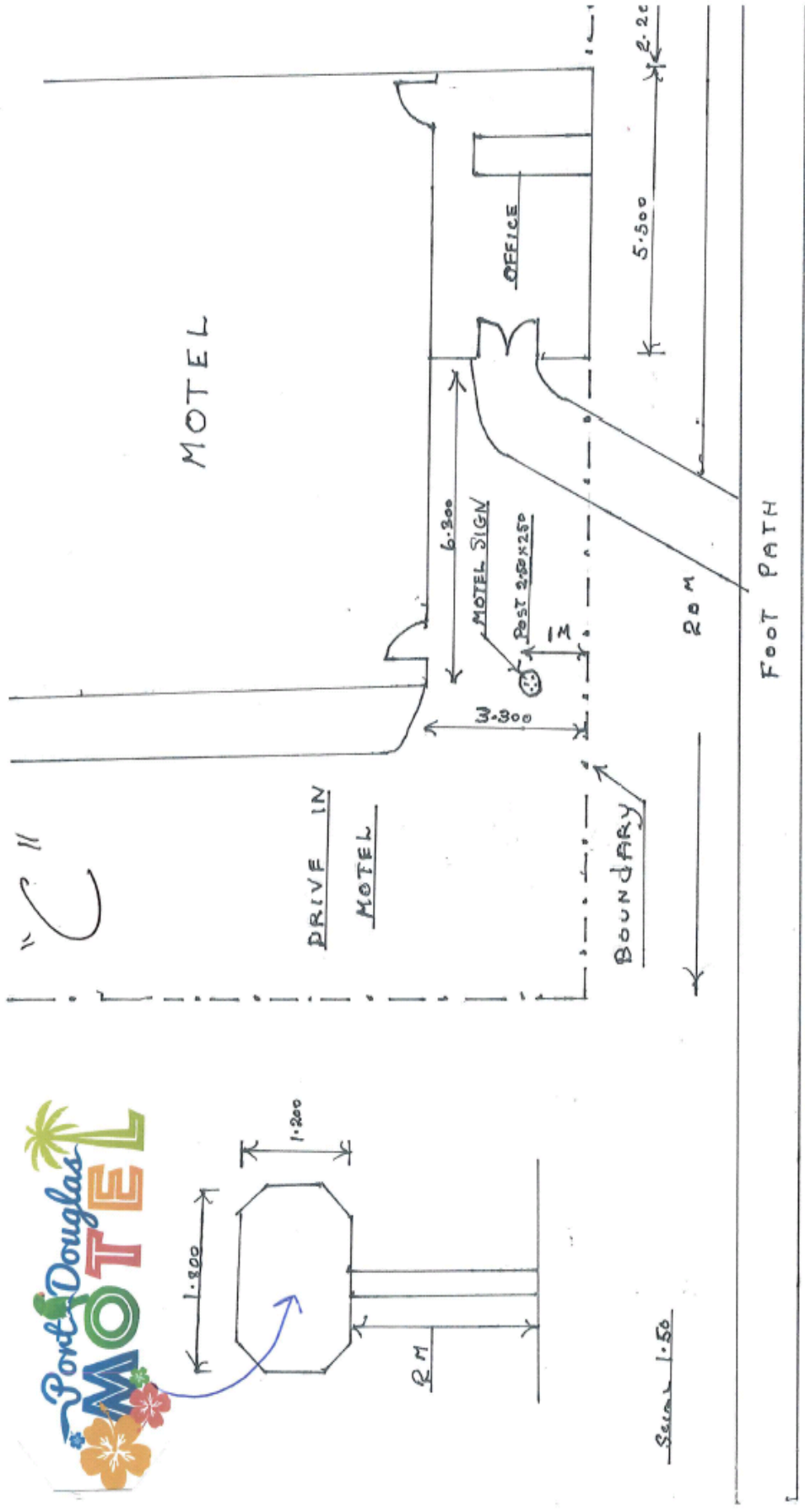
1. This approval, granted under the provisions of the Sustainable Planning Act 2009, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the Sustainable Planning Act 2009.
2. Advice regarding building approval for the Advertising Device should be obtained from a suitably qualified private building certifier prior to construction and commencement of use.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. 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 PLAN(S) AND DOCUMENT(S)



Scale 1:100

Scale 1:50