

OUR REF: OP 1147/2015 (763454)

18 December 2015

Hands on Healing Veterinary Clinic
C/- NVC Pty Ltd
47 Front Street
MOSSMAN QLD 4873

Dear Sir/Madam

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 47 FRONT STREET, MOSSMAN**

With reference to the abovementioned Development Application, which was determined under Instrument of Delegation on 17 December 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 Julie Colman of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Paul Hoyer
General Manager Operations

Att

APPLICANT DETAILS

Hands on Healing Veterinary Clinic
C/- NVC Pty Ltd
47 Front St
MOSSMAN QLD 4873

ADDRESS

47 Front Street, Mossman

REAL PROPERTY DESCRIPTION

Lot 2 on RP715059

PROPOSAL

On-Premises Advertising Device

DECISION

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

DECISION DATE

17 December 2015

TYPE

Operational Work (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

There are no further Development Permits required.

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 |
|-------------------------------------|-----------------------------------|--|
| Hand drawing of signs and structure | Council document reference 761898 | Received by email 26/11/15 |
| Images of proposed signs | Council document reference 735225 | Submitted with the development application 9/11/15 |

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 land described as Lot 2 on RP715059.

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.

Advertising Sign

6. Advertising on the sign must relate to the veterinary clinic use occurring on the land.
7. The 'Vet' signs to be placed on the vertical poles shall not exceed the width of the poles on which they are to be placed.
8. Signs are to be securely fixed so as not to cause danger or nuisance.
9. All signage shall be confined within the framework of the existing approved structure.
10. The maximum total signage permitted on the site is four (4) m².

FURTHER ADVICE

1. 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.
2. If development is not started 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*.
3. 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.
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 <http://dilgp.qld.gov.au/planning/planning-framework/legislation.html>. To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

RIGHTS OF APPEAL

Attached

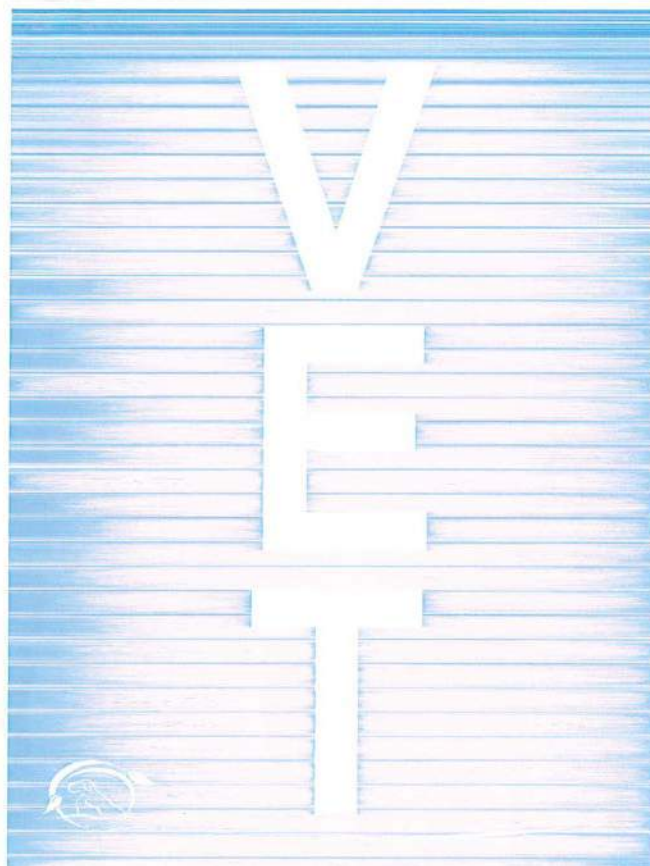
End of Decision Notice

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

1x Horizontal sign suspended within the frame (submitted with the development application)



2 x 'Vet' signs – one on the upright pole (submitted with the development application)



**Hand drawing of the existing frame, existing sign and proposed horizontal sign
(submitted by email 26.11.15)**

