

**YOUR REF:**  
**OUR REF:** (774466)

18 May 2016

SignManager Pty Ltd  
6/32 Petrie Terrace  
Brisbane QLD 4000

Attention: Kasey Bartolo

Dear Kasey

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:  
OPERATIONAL WORK – PLACING AN ADVERTISING DEVICE ON  
PREMISES, NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE AT  
2 FRONT STREET MOSSMAN**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 17 May 2016, 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 Simon Clarke of Development Assessment and Coordination on telephone number 07 4099 9480.

Yours faithfully

**Paul Hoyer | General Manager Operations**  
**Sustainable Communities | Douglas Shire Council**

Att

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

**APPLICANT DETAILS**

SignManager Pty Ltd  
6/32 Petrie Terrace  
Brisbane QLD 4000

**ADDRESS**

2 Front Street Mossman

**REAL PROPERTY DESCRIPTION**

Lot 2 on RP719247

**PROPOSAL**

Operational Work – 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**

17 May 2016

**TYPE**

Operational Work (Development Permit)

**REFERRAL AGENCIES**

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Queensland Heritage	Department of Environment and Heritage Protection	Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870

None Applicable

**SUBMISSIONS**

Not applicable

**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 expressions means:

Drawing or Document	Reference	Date
Overall Block Plan	CUB-AR-2618 Rev B (to be amended in accordance with condition 2)	23 February 2016
Proposed signage	CUB-AR-2618 Rev B (to be amended in accordance with condition 2)	23 February 2016
Sign 2 Fixing detail	CUB-AR-2618 Rev B	23 February 2016

**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; and
  - 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 approved signage is limited to:
  - Illuminated above awning box sign;
  - Corner 'Exchange Hotel' fascia panel; and
  - 1 sign exhibiting 'Exchange Hotel Great Northern Brewing Co.' with marlin logo, facing Front Street (not exceeding 14 metres in length and not continuous with the Corner 'Exchange Hotel' panel.

There is to be no signage facing Mill Street.

Breaks between the beige panelling should remain in the dark green tone to help soften and break down the continuous beige fascia panels.

Amended plans are to be submitted to Council for endorsement prior to a development permit for Building Works being issued for the proposed signage.

## REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
Department of Environment and Heritage Protection	Project No:386581 QHR No:602803 Permit No: CHCH06028216	12 April 2016	773076

Refer to Attachment 2: Referral Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

### 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 the Sustainable Planning Act 2009.
2. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
3. For information relating to the Sustainable Planning Act 2009 log on to [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au) . To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au)."

### RIGHTS OF APPEAL

Attached

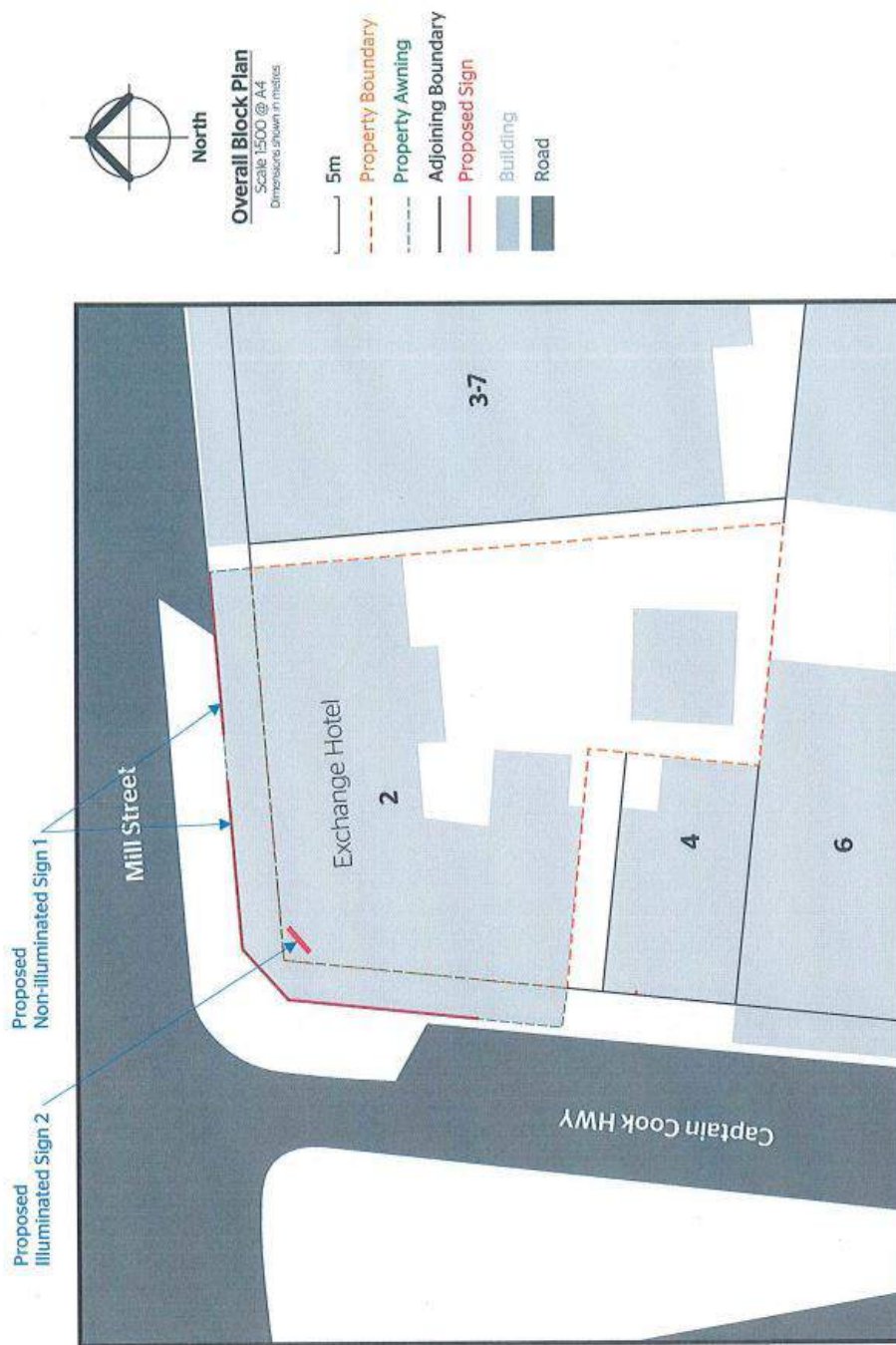
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## End of Decision Notice

40.2016.1333  
5/10



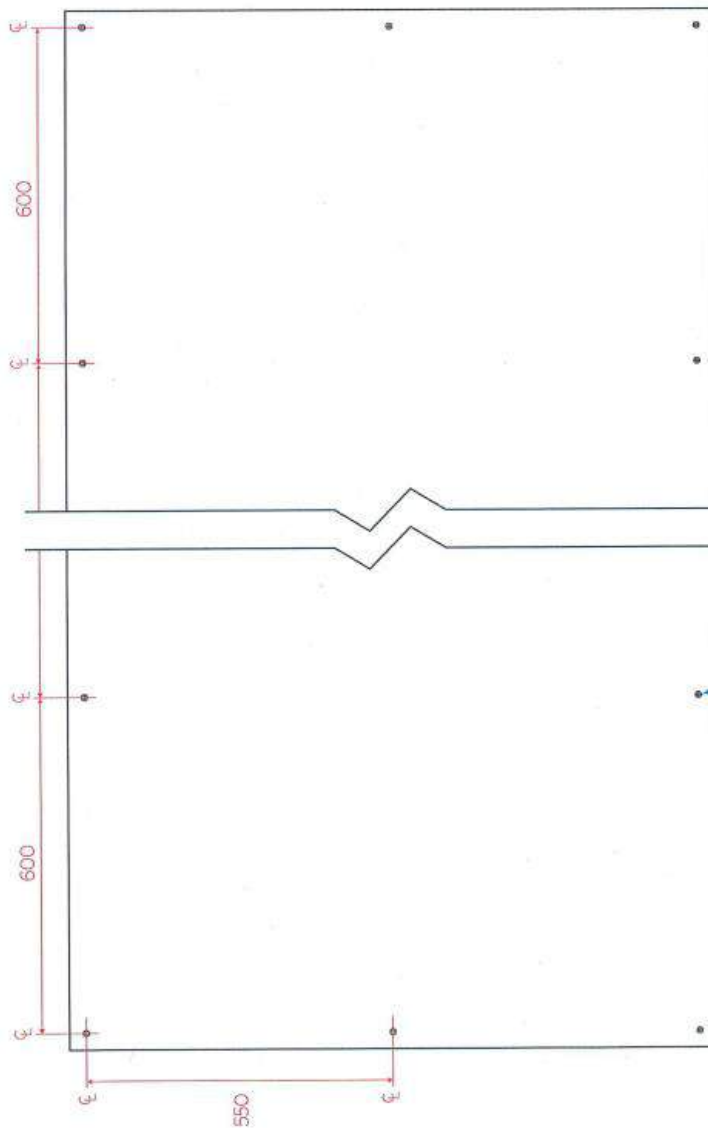




<b>SignManager</b> www.signmanager.com.au		Client	Carlton & United Breweries	Site Name	Exchange Hotel	Site Address	Cnr Front & Mill Streets Mossman Qld 4873	CUB-AR-2618	REV B
		Description	Council Signage Proposal			Status	Not for construction	Scale	N/A
						Drawn	LK/GB	Date	23 03 2016
						Page	1		

Please note: (1) Measurements shown on this drawing are estimates only and are subject to confirmation on site prior to manufacture. (2) This artwork is prepared to demonstrate the visual transition of the project and is subject to final site measurements and scaled drawings. (3) Copyright ownership of this document remains with SignManager at all times. Use of the material contained herein, or reproduction without written permission from SignManager is strictly prohibited. Breach of this condition may result in legal proceedings being initiated against responsible parties.

Sign 2 Fixing Detail



Front Elevation  
Scale 1:10

Typical Section  
Scale 1:10

12g Pan Head Timber Screws  
at 600mm Centre Horizontally  
and 550mm Centre Vertically.  
Screws painted to match sign panel.

**SignManager**

www.signmanager.com.au

Client	Carlton & United Breweries	Site Name	Exchange Hotel	Site Address	Cnr Front & Mill Streets Mossman Qld 4873	CUB-AR-2618	REV B
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## APPENDIX 2: REFERRAL AGENCY REQUIREMENTS



### Notice Cultural Heritage

#### Section 74 Exemption Certificate

*This notice is issued by the Department of Environment and Heritage Protection under s.74 of the Queensland Heritage Act 1992 to advise of a decision.*

Signmanager Pty Ltd  
6/32 Petrie Terrace  
Petrie Terrace, QLD 4000  
Attn: Kasey Bartolo  
[Kasey@signmanager.com.au](mailto:Kasey@signmanager.com.au)

cc: Cairns Regional Council  
Building, Planning and Business  
[townplanner@cairns.qld.gov.au](mailto:townplanner@cairns.qld.gov.au)

**Our reference:** Project No: 386581 QHR No: 602803 Permit No: CHCH06028216

Kasey Bartolo,

**Re: Application for Exemption Certificate for development at Daintree Inn/Former Exchange Hotel, 2 Front Street, MOSSMAN, 4873.**

DEVELOPMENT DESCRIPTION:	Changes to external signage: <ul style="list-style-type: none"><li>Fascia signage (below verandah) – attach new signage on top of existing</li><li>Flush wall sign (high level at corner) – remove and replace existing sign panel</li></ul>
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Your application for an exemption certificate to carry out development described above, which was received on the 23 March 2016, is approved with conditions under s74 of the *Queensland Heritage Act 1992*.

If you require more information, please contact Charles Rowe, Heritage Officer, on the telephone number listed below.

Yours sincerely

Anthony Simmons  
**A/ Cultural Heritage Coordinator**  
Industry and Development Assessment  
Environmental Services and Regulation  
**Delegate**  
Chief Executive administering the *Queensland Heritage Act 1992*  
Department of Environment and Heritage Protection

Date: 12/4/16

**Enquiries:**  
Charles Rowe  
Industry and Development Assessment  
Southern Region  
GPO Box 2454  
BRISBANE QLD 4001  
Telephone: (07) 3330 5026  
[charles.rowe@ehp.qld.gov.au](mailto:charles.rowe@ehp.qld.gov.au)

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Department of Environment and Heritage Protection  
[www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) ABN 46 640 294 485



**Queensland  
Government**



**Notice**  
**Section 74 Exemption Certificate**

**Conditions of Approval:**

1. Carry out all development in accordance with the information provided in the application signed by Kasey Bartolo dated 18 March 2016 and the following documents. In the case of a discrepancy between documents and conditions, conditions take precedence.

*(Reason - To ensure development is carried out as approved)*

Drawing/ Document No.	Name	Date
CUB-AR-2618 Page 1 – Rev B	Overall Block Plan	07-04-2016
CUB-AR-2618 Page 2 – Rev B	Existing & Proposed	07-04-2016
CUB-AR-2618 Page 3 – Rev B	Front Elevation & Typical Section	07-04-2016

2. A copy of this Exemption Certificate is to be displayed and/or retained at the Heritage Place for the duration of development works approved herein.

*(Reason - To facilitate the monitoring of development works for compliance purposes)*

3. Inform Cultural Heritage Coordinator, Industry and Development Assessment, EHP in writing (email: [PaLM@ehp.qld.gov.au](mailto:PaLM@ehp.qld.gov.au)) when development authorised under this notice has commenced. The report must state: location, name of registered place, permit number and condition number under which this report is being made.

*(Reason - To facilitate the monitoring of development works for compliance purposes)*

4. Inform Cultural Heritage Coordinator, Industry and Development Assessment, EHP in writing (email: [PaLM@ehp.qld.gov.au](mailto:PaLM@ehp.qld.gov.au)), within 10 working days of completion, that development authorised under this notice is complete. The report must state: location, name of registered place, permit number, condition number this report is being made under and include photographs both before and after development of area where work is undertaken.

*(Reason - To ensure development complies with approval)*

5. During development and at completion of development, permit access to the registered place by EHP officers if requested.

*(Reason - To ensure development complies with approval)*

6. During development, protect existing building fabric and other significant elements or artefacts from incidental damage.

*(Reason - To ensure that the cultural heritage values of the place are appropriately recognised and managed)*

7. During development, should damage occur to existing building fabric and/or other significant elements or artefacts, report such incidents immediately to Cultural Heritage Coordinator, Industry and Development Assessment EHP. An incident report confirming the details of the incident (email: [palm@ehp.qld.gov.au](mailto:palm@ehp.qld.gov.au)) must be provided within 2 business days of the initial notification to EHP. The incident report must include (but is not limited to) the following information:

- Location and name of registered place;
- Permit number and condition number incident report being made under;
- Details of incident, including time and cause of incident and damage report;
- Details of measures that were in place at the time to protect against such incident and why these did not prevent damage;
- Details of proposed measures to reinstate, remediate or rectify damage; and
- Name and contact details of person making report.

*(Reason - To ensure that the cultural heritage values of the place are appropriately recognised and managed)*

8. This exemption certificate is valid for 4 years from date of issue.

*(Reason - To ensure development is carried out in a reasonable time)*



**Notice**  
**Section 74 Exemption Certificate**

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**Take Notice:** This certificate does not exempt the applicant from the need to obtain such other approvals as may be required under other legislation.

**Exemption Certificate No: CHCH06028216**

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