

26 October 2018

Enquiries: Neil Beck
Our Ref: 43/ 2863/2018 (877688)
Your Ref:

Administration Office
64 - 66 Front St Mossman
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Winsome Investments Pty Ltd (Tte)
R3812 Cape Tribulation Rd
CAPE TRIBULATION QLD 4873

Dear Madam

CONFIRMATION NOTICE

Thank you for recently lodging a development application with the Douglas Shire Council. This notice confirms that the following development application was properly made on 27 September 2018 pursuant to section 51(5) of the *Planning Act 2016*.

Applicant's details

Name: Winsome Investments Pty Ltd (Tte)
Postal Address: R3812 Cape Tribulation Rd
CAPE TRIBULATION QLD 4873

Location details

Street Address: Cape Tribulation Road CAPE TRIBULATION, 3812R Cape Tribulation Road CAPE TRIBULATION
Real Property Description: LOT: 3 RP: 741072, LOT: 11 RP: 746567
Local Government Area: Douglas Shire Council

Application details

Application Number: MCUI 2863/2018
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use (Impact Assessment)
Description of the development proposed: Tourist Park (15 Camp Sites to accommodate a maximum of 60 persons)

Public notification details

Part 4 of the Development Assessment Rules is applicable to this development application. Public notification is to be carried out for this development application in accordance with the requirements set out in Part 4 of the Development Assessment Rules. The public notification period for this development application must be a period of at least 15 business days, in accordance with section 53(4)(b) of the *Planning Act 2016*. (Note: A business day does not include a day between 26 December of a year and 1 January of the next year).

Referral details

The Application does not require referral to any referral agencies.

Other details

The following information / clarification is required in order to complete an assessment of the proposed development:-

- With the proposed development seeking to establish 15 camp sites on Lot 3, to what extent does the proposed development rely on the existing facilities provided on Lot 11 i.e camp kitchen for example.

It is noted that the proposed development refers to camp sites as opposed to providing sites for motorhomes which would be less reliant on communal facilities than the traditional form of camping ground. How would access to communal facilities be maintained overtime given they are located on a separate parcel of land in different ownership.

- Access is also proposed over Lot 11 via the existing access road and track. Is there an intention to formalise this access via an easement?
- It is noted that the water supply for Lot 3 is to be sourced from Lot 11. Please provide details of the water source and the alignment of the water main to connect to Lot 3. Is there an intention to have this contained within an easement as well in favour of Lot 3? In addition, is there sufficient capacity in terms of water supply to service the demand of the camping ground on Lot 3.
- Provide advice on how the facility is intended to be managed given the onsite manager / caretaker is located some distance away on Lot 11.

Please note that there will be some form of camp site numbering / identification in order to comply with the Local Law requirements with regard to guest register requirements. This will need to be addressed at the time of registering the premises under the Local Law.

Please quote Council's application number: MCUI 2863/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

Neil Beck
Acting Manager Sustainable Communities