

5 November 2018

Council ref: MCUI 2863/2018

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman Qld 4873

Attn: Mr Neil Beck

RE: Applicant Response to Information Request for Development Application for a Development Permit for a Material Change of Use (Tourist Park) over land on Cape Tribulation Road, Cape Tribulation, formally described as Lot 3 on RP741072 and Lot 11 on RP746567

The following refers the Development Application for a Development Permit for a Material Change of Use (Tourist Park) over land on Cape Tribulation Road, Cape Tribulation, formally described as Lot 3 on RP741072 and Lot 11 on RP746567 properly made by Winsome Investments Pty Ltd (the 'land owner' and 'applicant') on the 27 September 2018.

In accordance with s13.2 of the Development Assessment Rules, following include the Applicant's full response to Council's Information Request dated 26 October 2018.

1. The term 'camp sites' within the application is used generally. To clarify, it is intended that the new camp ground proposed over Lot 3 will provide more for the self-sufficient campers including motorhomes and caravans. Hence, communal facilities such as a camp kitchen, have not been duplicated on Lot 3.

The existing camp ground over Lot 11 offers various existing communal facilities including two camp kitchens which would be made freely available to campers on Lot 3. The applicant intends to manage and locate guests according to their camping need upon booking/arrival.

It is acknowledged that the two parcels are held under separate ownership, however the owner of Lot 3 (Winsome Investments Pty Ltd) currently leases Lot 11 and manages the camp ground. It is intended that Lot 3 and 11 would operate as a single camp ground with all facilities being available to all guests, despite the land ownership arrangement. It is acknowledged that the proposed camp ground over Lot 3 is somewhat dependant on Lot 11 and therefore a condition of approval which binds both Lots 3 and 11 would be acceptable. It is not intended to register easements or bind lots by statutory covenant.

If at any stage in the future the camp ground on Lot 3 does move to operate independently of Lot 11, it is acknowledged that further approval from Council would be required e.g. a Change Application. However, it is submitted that in any event sufficient cleared areas are available onsite to construct any necessary ancillary facilities e.g. administration office, communal facilities, etc. In relation to Lot 3, it is further noted that direct road access is available, the site has an approved water supply source and is able to provide for onsite waste water disposal, all of which would enable independent operation.

2. It is acknowledged that the proposed camp ground over Lot 3 is somewhat dependant on Lot 11 and therefore a condition which binds Lots 3 and 11 would be acceptable. It is not intended to register easements or bind lots by statutory covenant.
3. Lot 11 is serviced by an existing bore water supply. To clarify it is not proposed to augment this supply to service Lot 3. The applicant currently holds a water extraction licence over Lot 3 to draw water from the creek. Sufficient water supply is available to both sites.
4. It is intended that the two lots will be managed as a single camp ground. It is not intended at this stage to place an additional caretaker on for the sole management of operations on Lot 3. There is approximately 800m between the administration office on Lot 11 and the proposed campground on Lot 3. Access between the two areas is via an internal private road network. This distance is easily traversable by vehicle. The campground on Lot 3 will be routinely monitored.

It is trusted the above details clarifies Council's outstanding queries, however if any further queries remain please do not hesitate to contact the applicant.

Other matters

It is respectfully requested that Council at the earliest possible convenience forward the registered land owner details for all adjoining properties to carrying out of Public Notification.

Regards,

Jacklyn Kiernan
Winsome Investments Pty Ltd