

11 July 2025

Enquiries: Jenny Elphinstone
Our Ref: CA 2025_5786/1 (Doc ID 1304320)
Your Ref: WP24 006WIL

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GDUB Holdings Pty Ltd (Tte)
C/- wildPLAN Pty Ltd
PO Box 8028
CAIRNS QLD 4870

Attention Mr Matthew Ward

Email: matthew@wildplan.com.au

Dear Sir

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application for which a Confirmation notice was issued on 1 July 2025.

Applicant Details

Name: GDUB Holdings Pty Ltd (Tte)
Postal Address: C/- wildPLAN Pty Ltd
PO Box 8028
CAIRNS QLD 4870
Email: matthew@wildplan.com.au

Property Details

Street Address: Lot 7 Cape Tribulation Road, Cape Tribulation
Real Property Description: Lot 7 on RP733181
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUI 2025_5768/1
Approval Sought: Development Permit
Nature of Development Proposed: Combined Application for:
A. Material Change of Use for a three staged development for:
Stage 1 Service station, Shop and Food and drink outlet (Impact);
Stage 2 Dwelling-house (Code); and

Stage 3 Nature Based Tourism for forest stay comprising two accommodation units (Impact); and

- B. Operational Work for two advertising devices to be erected at Stage 1 (Impact).

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

Site Level Finishes

An indicative cut and fill plan has been provided. This plan does not detail the different fill level finishes nor any calculations of slope between levels. The site has a significant increase in slope from the road to the service station, car park and commercial use area. Concern is raised with the site plans that indicate the surface of the service station filling area is not level.

1. Please provide a plan of anticipated finished site levels, together with a longitudinal section of the site access / driveway and for the service station filling area, car park and commercial building / vehicle movement areas that give certainty of compliance with disability parking and access and safe movement of vehicles as per best practise engineering.

The site plan must also detail the location of proposed batters and any visual screening attributes. Cross-sections are also to be provided.

2. Clarify that the provided swept path turn for the garbage collection waste truck is suitable in respect to the proposed finished ground levels and any changes in slope through these turns. Compliment this plan with details of directional signs to ensure safe vehicle movements and to minimise conflict between pedestrians and vehicles and between vehicle movements.

Flood Overlay and drainage paths

3. Detail on the plans the areas to be finished in a sealed surface and those that are to be of a gravel surface finish.
4. Provide details of the proposed finished levels supported and qualified by an RPEQ to ensure development is above the 1% AER for flood (overland flow) with suitable immunity for buildings and the service station filling area.
5. Provide a stormwater management plan for the development to ensure environmental compliance is achievable. Consideration should be given to the extent of coverage to the filling area to reduce impact of spills.
6. Provide an environmental management plan, prepared by a suitably qualified professional, regarding the holding tanks, distribution / filling points and service driveways for the fuel distribution. The plan must consider any need for binding, roofing and holding tank for first flush storm water considerations. In particular refer to the Planning Scheme's Service Station Code and the Environmental Performance Code in respect to relevant purposes and performance outcomes.

Waste Water Treatment

7. Provide a report on the proposed onsite wastewater treatment infrastructure by a suitably qualified expert catering for the different stages of development.

Potable Water Supply

8. Provide calculations for potable water supply demand for the development and demonstrate how this demand will be supplied and provided onsite.

Landscape Values Overlay (Medium Landscape Values / Scenic Route Buffer)

9. Provide a visual assessment of the development, prepared by a suitably qualified professional, where considerations of proposed clearing and screening vegetation together with built form and advertising devices are detailed.

Disability Access

10. Provide details for the disability access to the commercial premises and qualified advice that the access between the disability car parking area and the front door of the commercial premises meets the relevant Australian Standards.
11. Provide details of the disability parking for the cabins and that the access between the car parking space and the cabin front door meets the relevant standards.

Advertising Devices

12. Provide qualified RPEQ advice to clarify the proposed street signage location does not impede sight line requirements for safe vehicle egress from the site, having regard to the dimensions and nature of the advertising device. Sight lines need to be considered for a variety of different vehicle types.

Due Date

The due date for providing the requested information is 11 October 2025 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: CA 2025_5786/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning