

7 February 2024

Administration Office
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Enquiries: Jenny Elphinstone
Our Ref: MCUI 2024_5572/1 (Doc ID 1207779)
Your Ref: Wp23 040 JAB

Jabalbina Yalanji Aboriginal Corporation
C-/ wildPLAN Pty Ltd
PO Box 8028
CAIRNS QLD 4870

Email: dominic@wildplan.com.au

Attention Mr Dominic Hammersley

Dear Sir

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

Council refers to your development application that was received on 26 January 2024 and a confirmation notice has issued on 7 February 2024.

Applicant Details

Name: Jabalbina Yalanji Aboriginal Corporation
Postal Address: C-/ wildPLAN Pty Ltd
PO Box 8028
Cairns Qld 4870
Email: dominic@wildplan.com.au

Property Details

Street Address: Cape Tribulation Road Cape Tribulation
Real Property Description: Lots 12 and 172 on SP219620
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUI 2024_5572/1
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use for:
a. Caretaker's accommodation (Impact Assessment);
b. Environmental facility (Impact Assessment);
c. Nature-based tourism (Impact Assessment); and
d. Outstation (Code Assessment).

Description of the Development Proposed:	Eastern Kuku Yalanji Warra Community Tourism Park incorporating a Material Change of Use for: <ol style="list-style-type: none">Caretaker's accommodation (Impact Assessment);Environmental facility (Impact Assessment) being an environmental and cultural centre;Nature-based tourism (Impact Assessment) being for eleven (11) Accommodation units; andOutstation (Code Assessment).
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Additional Information Requested

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

Outstation use

1. Please provide full details of the outstation use including the extent of short-term and long-term camping, the location of camp sites and location of associated ablution facilities and any other structures.

Environmental Facility

2. Please provide details of the intended number of visitors at any one time and total visitors expected per day, including specific anticipated cultural events and daily attendance.
3. Please provide details of operating times for the Environmental facility.
4. Please provide details of any expected events and daily audience display shows including a noise acoustics report for amplified noise.

Nature based tourism / Outstation

5. Please clarify the difference between the uses – detailing any areas or matters of exclusivity.

Car Parking

6. Please provide a detailed vehicle parking demand analysis and parking plan including the ability for visitors to park adjacent at each of the accommodation units. The demand analysis should take into account all uses on the land including the expected demand for the Environmental Facility and the Outstation. Comparisons with similar developments should be included. Concern is raised with the extent of parking nominated on the land. Consideration should also be given to RV parking by visitors and attendees to the site.

Hydraulic Reporting

7. Please provide a detailed hydraulic report on the proposed water treatment and wastewater treatment for the total uses on the land. While it is acknowledged that separate ERA applications will be made for both water treatment and wastewater treatment, preliminary consideration is required in respect to consideration for total demand and suitability of treatment areas for onsite wastewater treatment and storage facilities suffice for potable water and fire fighting facilities.

Due Date

The due date for providing the requested information is 7 May 2024 in 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: MCUI 2024_5572/1 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
Paul Hoye
Manager Environment & Planning