

7 September 2020

Enquiries: Jenny Elphinstone
Our Ref: MCUI 2020_3680/1 (Doc ID 969354)
Your Ref: P81619

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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Chris Hirst & Liz Kearney (Cape Trib Investments Pty Ltd)
C/- Nikki Huddy
info@planztp.com

Dear Madam

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

Council refers to the development application that was properly made to the Douglas Shire Council on the 19 August 2020 and for which a Confirmation Notice was issued on 7 September 2020.

Applicant Details

Name: Chris Hirst & Liz Kearney (Cape Trib Investments Pty Ltd)
Postal Address: C/- Nikki Huddy
info@planztp.com

Property Details

Street Address: 44 Nicole Drive Cape Tribulation
Real Property Description: Lot 5 on RP738897
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUI 2020_3680/1
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use (Nature-based tourism)
Description of the Development Proposed: Material Change of Use for Nature-based tourism (Three Accommodation Units).

Additional Information Requested

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

Land Use

The application has been made for *nature based tourism*.

1. The application was accompanied with advice of a walk available on the land and a brochure regarding this walk. Please provide substantive information as to how the primary use is a tourism activity for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment and not *short term accommodation*.

Conflict with Planning Scheme

The application is to be assessed against the whole of the Planning Scheme.

The planning report accompanying the application states, "*The proposed use complies with all relevant outcomes contained within the applicable planning scheme codes, and is consistent with the Strategic Framework applicable to the development*" (page 1).

This statement appears contrary to meeting the purposes of Precinct 5 – Low impact rural production and tourist enterprise precinct and therefore inconsistent with the purpose of the Local Plan and Conservation Zone code.

2. Please provide comment against each of the relevant purposes of the Planning Scheme codes as well as the relevant sections of the Strategic Framework. These comments should include statements of compliance with (or otherwise provide planning reasons for support where the development is contrary to) the Strategic Framework, and purposes of the Conservation Zone Code and the Cape Tribulation and Daintree Coast Local Plan Code.

Plans

3. Please provide internal layout plans for the cabins including layout of furniture and any kitchen and laundry facilities.
4. Please clarify the maximum number of individuals that may be accommodated on the premises at any one time.

Site Manager

5. Please provide details as to how it is envisaged that the operation and functionality of the premises can be maintained via the 24/7 availability of an off-site manager through the conditions of the approval.
6. Please explain how issues relating to guest misbehaviour in particular inappropriate noise emissions will be supervised and managed by the off-site manager.

Environmental Management Plan

7. Please provide a site specific and development specific Environmental Management Plan.

Disability Access

8. Please provide a qualified technical statement as to why the requirements for disability access do not apply to the proposed development.

Due Date

The due date for providing the requested information is 7 December 2020 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 2020_3680/1 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 Hoyer
Manager Environment & Planning