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From: [REDACTED]
Sent: Friday, 19 December 2025 1:02 PM
To: Enquiries
Subject: Submission on WP24 006 WIL (Lot 7, Cape Tribulation Road, Cape Tribulation)

Client Name Gdub Holdings Pty Ltd
Project Reference WP24 006 WIL
Document Ref. WP24 006 WIL DA 01

Stage 1

- Material change of use for a combined service station, food and drink outlet and shop
- Operational works application for advertising devices (fa ade sign and freestanding sign) • Stage 2 – Dwelling house
- Stage 3 – Nature based tourism (forest stay)

5.1 STRATEGIC FRAMEWORK

The site is located within a Tourist node within the Natural Areas / Scenic Values layer of the Strategic Framework.

5.2 ZONE

The site is located in the Conservation Zone.

5.3 LOCAL PLAN

The site is located within Precinct 2 – Low Impact Residential Precinct of the Cape Tribulation and Daintree Coast Local Plan.

I wish to object to this proposed development, on the following grounds:

- 1) Inappropriate development within a conservation zone
- 2) Unnecessary expansion of settlement footprint
- 3) Existence of a far more appropriate location for this facility within the Village
- 4) Damage to a significant area of lowland tropical rainforest
(with a demonstrated high tree species diversity).(See Schedule 6 - P 230 et seq.)
- 5) Concerns with project capacity to provide services adequate for its operations. Water, Electric power
- 6) Reduction in Community and visual amenity
- 7) Reduction in WTH characteristics (visual appeal etc).

Comments

This application appears to stem from a dispute between the owners of PK's resort and the renter of the property operating as the "Friendly Grocer".

Unfortunately providing

a third retail outlet (there are already 2 (Friendly Grocer and Mason's) would be inappropriate for such a small settlement. While the fuel availability issue could be relevant should conditions such as occurred following Cyclone Jasper should be repeated, a fuel system on PK's Resort land (which is already degraded, and which would not significantly alter the settlement footprint or amenity), should be considered.

While Lot 7 has been subject to a considerable amount of past illegal settlement and abuse, restoration of the block to approach the original condition, would be relatively simple and low cost. This would greatly enhance the WH values of the area as well, as well as visual amenity.

There is also concern that approval of the application will allow the block to be sold on, should the owner not follow through.

Sincerely

