



Council Ref: MCUI 2025_5768/1
wildPLAN Ref: WP24 006 WIL

22 January 2026

The Chief Executive Officer
Douglas Shire Council
PO Box 723 Mossman, QLD 4873

Attention: Jenny Elphinstone
Via email: jenny.elphinstone@douglas.qld.gov.au

Dear Jenny,

**RESPONSE TO SUBMISSIONS RECEIVED - PROPOSED DEVELOPMENT PERMIT FOR A
COMBINED APPLICATION - MATERIAL CHANGE OF USE, AND OPERATIONAL WORKS
(IMPACT ASSESSMENT) AT LOT 7 CAPE TRIBULATION ROAD, CAPE TRIBULATION QLD,
4873**

We understand that seven (7) 'properly made submissions' and one (1) 'not properly made submissions' were received by Council during the public notification period for the above-referenced application (refer **Schedule 1**). Of note, five (5) submissions were in support of the development and two (2) were opposed to the development.

Pursuant to section 19.3 of the Development Assessment Rules ('the DA Rules'), Council, as assessment manager, has up to 10 days (or a further period agreed) to consider the submissions. We note that public notification concluded Friday 19 December 2025 and hence, the submissions review period commenced Monday 22 December 2025.

A response to grounds¹ raised within the received submissions is provided following.

GROUND / RESPONSE

1. Ground 1 – Impacts on environmental values

RESPONSE:

One (1) submitter objects on the grounds that the proposal will impact a significant area of lowland tropical rainforest, noting the location of the site being within a conservation zone and the potential for increased environmental pressure in Cape Tribulation. Another submitter considers the proposal to contribute to overdevelopment and further strain the local environment.

In response, it is considered that the proposal is designed with environmental sensitivity in mind, including the provision of low impact cabins, retention of vegetation for screening, and the use of materials and colours intended to blend with the rainforest setting. The development is low-scale and clustered, with a site cover of 793.971m² (approximately 4% of the 20,894m² site), which limits the overall footprint and reduces disturbance. Substantial areas of the site are proposed to remain vegetated, with development confined to a defined portion of the land.

Regarding potential environmental degradation caused by pollutants associated with a service station, the submitted Information Request Response (IRR) confirms fuel storage is

¹ For the purposes of succinctness, each ground is paraphrased to distil the matter presented in submissions.

limited to a single 30,000L above-ground self-bunded tank, providing integrated secondary containment and reducing environmental risk compared to underground systems.

The IRR also recommends a condition requiring a Site Based Stormwater Management Plan (SBSMP) prior to works commencing, to manage stormwater and mitigate erosion and pollutant transport risks during construction and operation.

2. Ground 2 – Need for use

RESPONSE:

One (1) submitter considers the development unnecessary, citing the availability of other local services and shops. It is maintained that the proposal is warranted given Cape Tribulation's remoteness and vulnerability to fuel supply disruptions during severe weather events such as Cyclone Jasper (2023). The service station is considered critical to address daily resident needs, community safety, and emergency response capability.

In summary, the application proposes a combined service station, shop, and food/drink outlet, providing consolidated services for residents and visitors in a remote locality. The proposal would supply fuel and basic goods locally, improving community resilience and reducing reliance on travel outside the area. In addition, the proposal includes small-scale nature-based tourism cabins to support the local visitor economy. It is considered that the development is very much needed in the area.

3. Ground 3 – Location appropriateness

RESPONSE:

One (1) submitter objects on the basis that the subject site is inappropriate, arguing that a more suitable site is available elsewhere and that the development would represent an unnecessary expansion of the Cape Tribulation settlement footprint.

The proposal is considered appropriate given the remoteness of the area and the benefit of improving local access to fuel, food and basic supplies, particularly during the wet season when access to the community may be cut or reduced. Given the distance from Mossman and the limited availability of nearby services, the proposed location supports an integrated development that provides a community benefit to both locals and visitors while maintaining a modest footprint and strong environmental/amenity buffering.

The site is located with access provided directly from Cape Tribulation Road. The development footprint is set back within the site and consolidates multiple uses into a defined area, rather than dispersing development across the land parcel. The submitted site plan demonstrates the retention of a substantial vegetated interface to the road frontage and setbacks, supporting an appropriate siting outcome considering the sensitivity of the subject land and broader landscape.

4. Ground 4 – Servicing of development

RESPONSE:

One (1) submitter raises concerns about whether the proposal can provide adequate servicing to support its operation, specifically in relation to water supply and electricity provision.

The Information Request Response (IRR) submitted to Council and available on Council's website, includes calculations confirming a total potable water demand of 2,650L/day across all stages, with supply proposed via rainwater harvesting and storage designed to provide at least three months' capacity. The IRR also notes that bore water may be investigated as an additional supply option if required.

As outlined in the Development Application material, also available on Council's website, the proposal is intended to be supported by on-site solar electricity generation, supplemented by battery storage and a back-up fuel generator.

It is therefore considered that water and electrical servicing requirements are adequately addressed by the proposed development.

5. Ground 5 – Visual Amenity

RESPONSE:

One (1) submitter objects to the proposal on the basis that it will reduce community and visual amenity, including potential impacts on the visual appeal of the immediate area and World Heritage values within the site and surrounds.

The proposal incorporates measures to minimise visual impacts, including retention of vegetation for screening and the use of muted colours and timber materials intended to blend with the rainforest setting.

The IRR advises that visibility from Cape Tribulation Road will be limited, with only select elements (such as crossovers, signage and a small portion of the forecourt) likely to be visible. Much of the built form is expected to be screened by retained vegetation along the frontage of the site.

This is supported by the updated Site Plan (see **Schedule 2**), which identifies "heavy/thick landscaping to setbacks" to reinforce visual buffering outcomes. The updated plan also limits signage to a street sign location and a façade sign, reducing the potential for visual clutter.

The IRR further recommends a condition requiring non-reflective materials and recessive colour tones (moderately dark to dark greens, greys, blues and browns) to ensure the built form integrates with the surrounding environment and is not visually dominant.

The IRR also confirms the proposed signage has been assessed against AS2890.1 and AS2890.2 sightline requirements and is located outside the clear sight distance zone to maintain safe vehicle ingress and egress.

6. Ground 6 – Tenure concerns

RESPONSE:

One (1) submitter alleges the application may be influenced by a dispute between the owners of an existing resort and an associated tenant. The applicant refutes these claims and notes there are no issues with neighbouring landowners or operators (including PK's and the Friendly Grocer landowner). As such it is considered these claims to be unfounded.

The submitter also raises concern that approval could facilitate the land being sold if the proponent does not proceed with the development. The applicant acknowledges this concern; however private commercial arrangements and tenure matters are not

determinative planning considerations. Assessment is undertaken against the relevant planning scheme provisions and applicable technical requirements.

In response, the applicant advises there are no plans to sell the property and that the proposal is actively progressing, including obtaining preliminary quotations to commence development works should Council see fit to approve the development application.

It is also noted by the submitter that a service station development approval exists for 319 Cape Tribulation Road; however, that approval has not commenced. The applicant understands the approved development includes higher parking requirements, which may affect feasibility and the timeframe for delivery – providing an opportunity for the proposed alternative service station development.

Positive Grounds Acknowledgement

Although the matters raised above warrant consideration, it is acknowledged that there were several supportive properly made submissions received which expressed optimistic feedback regarding the proposed development. Across the range of submissions, the overall position is strong endorsement of Council approving the mixed-use development. Key consistent positive themes include:

1) Community safety, resilience, and emergency preparedness

Supporters emphasise that a reliable local service station/fuel supply is essential, not just convenient; particularly given Cape Tribulation's isolation and reliance on fuel for generators and essential services.

Several submitters reference the impacts of Cyclone Jasper (2023), noting that fuel and supplies ran short and businesses struggled to operate, and that this development would strengthen the ability of the community to cope during future events.

2) Improved access to everyday goods and services

Submissions support the inclusion of the proposed small shop and food outlet, describing it as a practical benefit for locals by improving access to basic supplies and reducing the need for long trips south; particularly when roads are cut off.

3) Environmental sensitivity and appropriate design response

Supporters note the proposal has been designed to respect the rainforest setting, through:

- retention of vegetation to help screen buildings
- use of muted colours/timber materials to blend with surroundings
- low-impact cabins proposed in later stages attracting eco-tourism aligned with the natural values of the region

4) Balanced outcome for Cape Tribulation

Overall, the supportive submissions characterise the proposal as striking an appropriate balance between:

- meeting community needs (services, resilience, daily convenience), and
- protecting the amenity and environmental character of the area.

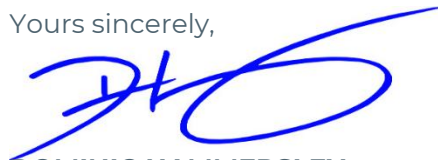
5) Economic and community benefit

Supporters identify broader benefits such as supporting local tourism operators, contributing services and employment, and strengthening Cape Tribulation's long-term viability.

The positive submissions consistently encourage Council approval, framing the proposal as essential infrastructure for an isolated community, with supportive commercial services and a low-impact development response.

We trust that the above provides additional information required for Council's continued assessment. Please do not hesitate to contact the undersigned, should you wish to discuss the subject application.

Yours sincerely,



DOMINIC HAMMERSLEY

DIRECTOR / PRINCIPAL PLANNER

wildPLAN Pty Ltd | ABN 26 629 367 933

PO Box 8028, Cairns QLD 4870

E dominic@wildplan.com.au | **M** 0487 967 533

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Wildplan

SCHEDULE 1 –
PROPERLY-MADE SUBMISSIONS



SCHEDULE 1

[REDACTED]

From: [REDACTED]
Sent: Friday, 19 December 2025 2:45 PM
To: Enquiries
[REDACTED]
Subject: Properly Made Submission - Letter of Support – Development Application at Lot 7 Camelot Close, Cape Tribulation Council

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

By Email: enquiries@douglas.qld.gov.au

Re: Properly Made Submission - Letter of Support – Development Application at Lot 7 Camelot Close, Cape Tribulation (Council Ref: MCUI 2025_5768/1)

Dear Sir/Madam,

I am writing to express our enthusiastic support for the mixed-use Development Application at Lot 7 Camelot Close, Cape Tribulation. Please accept this written notice as a properly made submission in support of the proposed development (Council Ref: MCUI 2025_5768/1.)

Like many locals, I saw first-hand the impact of Cyclone Jasper in 2023 when fuel supplies ran out and businesses struggled to keep generators running. Having a reliable service station in Cape Tribulation is not just convenient - it is essential for community safety, emergency response, and the survival of local tourism operators. This development will help ensure that our community is better prepared for future events.

I also support the inclusion of a small shop and food outlet. Cape Tribulation is a remote area, and having access to basic goods and services locally will reduce the need for long trips south, which is especially important when roads are cut off.

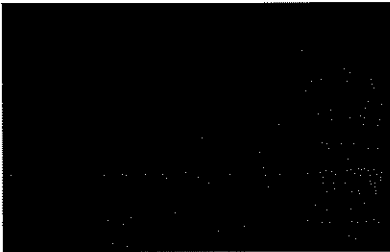
Importantly, I note that the proposal has been designed to respect the environment. The plans show that vegetation along Cape Tribulation Road will be retained to screen the buildings, and the use of muted colours and timber will help the development blend into the rainforest setting. The cabins proposed in Stage 3 are low-impact and will attract eco-tourists who value the natural beauty of the Daintree.

In my view, this project strikes the right balance between meeting community needs and protecting the environment. It will provide resilience, jobs, and services while maintaining the scenic character of Cape Trib

ulation.

For these reasons, I strongly support the application and encourage Council to approve it.

Yours sincerely,



Sent from my iPad

19/12/2025

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

By Email: enquiries@douglas.qld.gov.au

Re: Properly Made Submission - Letter of Support – Development Application at Lot 7 Camelot Close, Cape Tribulation (Council Ref: MCUI 2025_5768/1)

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In my view, this project strikes the right balance between meeting community needs and protecting the environment. It will provide resilience, jobs, and services while maintaining the scenic character of Cape Tribulation.

For these reasons, I strongly support the application and encourage Council to approve it.

Yours sincerely,

[Redacted signature]

[Redacted text]

[Redacted text]

[Redacted text]



19th December, 2025

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

By Email: enquiries@douglas.qld.gov.au

Re: Properly Made Submission - Letter of Support – Development Application at Lot 7 Camelot Close, Cape Tribulation (Council Ref: MCUI 2025_5768/1)

Dear Sir/Madam,

I am writing on behalf of Rod and Anne Colquhoun to express our enthusiastic support for the mixed-use Development Application at Lot 7 Camelot Close, Cape Tribulation. Please accept this written notice as a properly made submission in support of the proposed development (Council Ref: MCUI 2025_5768/1.)

Like many locals, I saw first-hand the impact of Cyclone Jasper in 2023 when fuel supplies ran out and businesses struggled to keep generators running. Having a reliable service station in Cape Tribulation is not just convenient — it is essential for community safety, emergency response, and the survival of local tourism operators. This development will help ensure that our community is better prepared for future events.

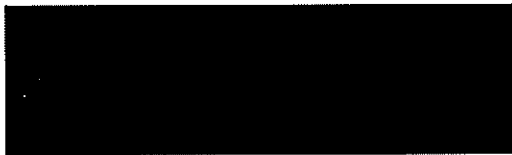
I also support the inclusion of a small shop and food outlet. Cape Tribulation is a remote area, and having access to basic goods and services locally will reduce the need for long trips south, which is especially important when roads are cut off.

Importantly, I note that the proposal has been designed to respect the environment. The plans show that vegetation along Cape Tribulation Road will be retained to screen the buildings, and the use of muted colours and timber will help the development blend into the rainforest setting. The cabins proposed in Stage 3 are low-impact and will attract eco-tourists who value the natural beauty of the Daintree.

In my view, this project strikes the right balance between meeting community needs and protecting the environment. It will provide resilience, jobs, and services while maintaining the scenic character of Cape Tribulation.

For these reasons, I strongly support the application and encourage Council to approve it.

Yours sincerely,

A black rectangular redaction box covering a signature.A black rectangular redaction box covering a line of text.



16th December 2025

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

By Email: enquiries@douglas.qld.gov.au

Re: Properly Made Submission - Letter of Support – Development Application at Lot 7 Camelot Close, Cape Tribulation (Council Ref: MCUI 2025_5768)

Dear Sir/Madam,

We are writing to express our enthusiastic support for the mixed-use Development Application at Lot 7 Camelot Close, Cape Tribulation. Please accept this written notice as a properly made submission in support of the proposed development (Council Ref: MCUI 2025_5768.)

Like many locals, we saw first-hand the impact of Cyclone Jasper in 2023 when fuel supplies ran out and businesses struggled to keep generators running. Having a reliable service station in Cape Tribulation is not just convenient — it is essential for community safety, emergency response, and the survival of local tourism operators. This development will help ensure that our community is better prepared for future events.

We also support the inclusion of a small shop and food outlet. Cape Tribulation is a remote area, and having access to basic goods and services locally will reduce the need for long trips south, which is especially important when roads are cut off.

Importantly, we note that the proposal has been designed to respect the environment. The plans show that vegetation along Cape Tribulation Road will be retained to screen the buildings, and the use of muted colours and timber will help the development blend into the rainforest setting. The cabins proposed in Stage 3 are low-impact and will attract eco-tourists who value the natural beauty of the Daintree.

In our view, this project strikes the right balance between meeting community needs and protecting the environment. It will provide resilience, jobs, and services while maintaining the scenic character of Cape Tribulation.

Unless you live on a remote station or farm, there are not too many people that live 30 minutes from the nearest fuel station. We are not farmers, we are a community, and a community that also relies heavily on fuel driven generators for power supply which makes it an essential service. This service is not just essential for locals during disaster events, but also for everyday living.

This development and its location will compliment and support other existing businesses and attractions in Cape Tribulation.

For these reasons, we strongly support the application and encourage Council to approve it.

Yours sincerely,



Villa Zena

18/12/2025

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

By Email: enquiries@douglas.qld.gov.au

Re: Properly Made Submission - Letter of Support – Development Application at Lot 7 Camelot Close, Cape Tribulation (Council Ref: MCUI 2025_5768/1)

Dear Sir/Madam,

I am writing on behalf of Villa Zena accommodation in Cape Tribulation to express our enthusiastic support for the mixed-use Development Application at Lot 7 Camelot Close, Cape Tribulation. Please accept this written notice as a properly made submission in support of the proposed development (Council Ref: MCUI 2025_5768/1.)

Like many locals, I saw first-hand the impact of Cyclone Jasper in 2023 when fuel supplies ran out and businesses struggled to keep generators running. Having a reliable service station in Cape Tribulation is not just convenient - it is essential for community safety, emergency response, and the survival of local tourism operators. This development will help ensure that our community is better prepared for future events.

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Importantly, I note that the proposal has been designed to respect the environment. The plans show that vegetation along Cape Tribulation Road will be retained to screen the buildings, and the use of muted colours and timber will help the development blend into the rainforest setting. The cabins proposed in Stage 3 are low-impact and will attract eco-tourists who value the natural beauty of the Daintree.

In my view, this project strikes the right balance between meeting community needs and protecting the environment. It will provide resilience, jobs, and services while maintaining the scenic character of Cape Tribulation.

For these reasons, I strongly support the application and encourage Council to approve it.

Yours sincerely,

[Redacted signature]

[Redacted text]

[Redacted text]

SUBMISSION AGAINST/FOR A PROPOSED DEVELOPMENT

This form has been provided to assist you in lodging a submission with respect to a development application. It is not essential that you use this form. A signed letter is acceptable. However, State legislation states that only a 'properly made submission' will be considered. A 'properly made submission' **MUST** –

- Be in written form (dot point is acceptable)
- State clearly your objections to, or support for the proposed development
- Be made to Douglas Shire Council (the Assessment Manager)
- Be received during the notification period
- State the name, residential or business address, and be signed by, each person who made the submission (Sch 3 of the Sustainable Planning Act 2009) (SPA)

Proposal: MATERIAL CHANGE OF USE
Applicant: GRAHAM WILLIAMS
Application No: MCUL 2025 5768/1
Address of Development: LOT 7 CAPE TRIB RD,
CAPE TRIBULATION, QLD, 4873

Grounds for Submission:

- * NO NEED FOR A SERVICE STATION
- * WE ALREADY HAVE TWO SHOPS IN CAPE TRIBULATION
- * OVER DEVELOPMENT OF CAPE TRIBULATION, PUTTING PRESSURE ON THE ENVIRONMENT
- * WRONG LOCATION FOR A SERVICE STATION

Please attach more pages if required

Details of Submitter/s

SUBMISSION AGAINST/FOR A PROPOSAL

**DOUGLAS
SHIRE COUNCIL**

Submissions can be:

Lodged at the
Customer Service
Centre at the Council
Administration Centre
64-66 Front Street

OR

Mailed to:

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

Emailed to:

enquiries@douglas.qld
gov.au

Faxed to:

07 4098 2902

For further enquiries:

Please contact the
Customer Service
Centre on
07 4099 9444

Submissions are not confidential. Submissions are made available for viewing or purchase through the public scrutiny process [s 306 of the SPA]. For more information see www.dsdip.qld.gov.au.

Last updated 28/11/13

[REDACTED]

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".

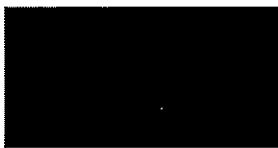
Unfortunately providing

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

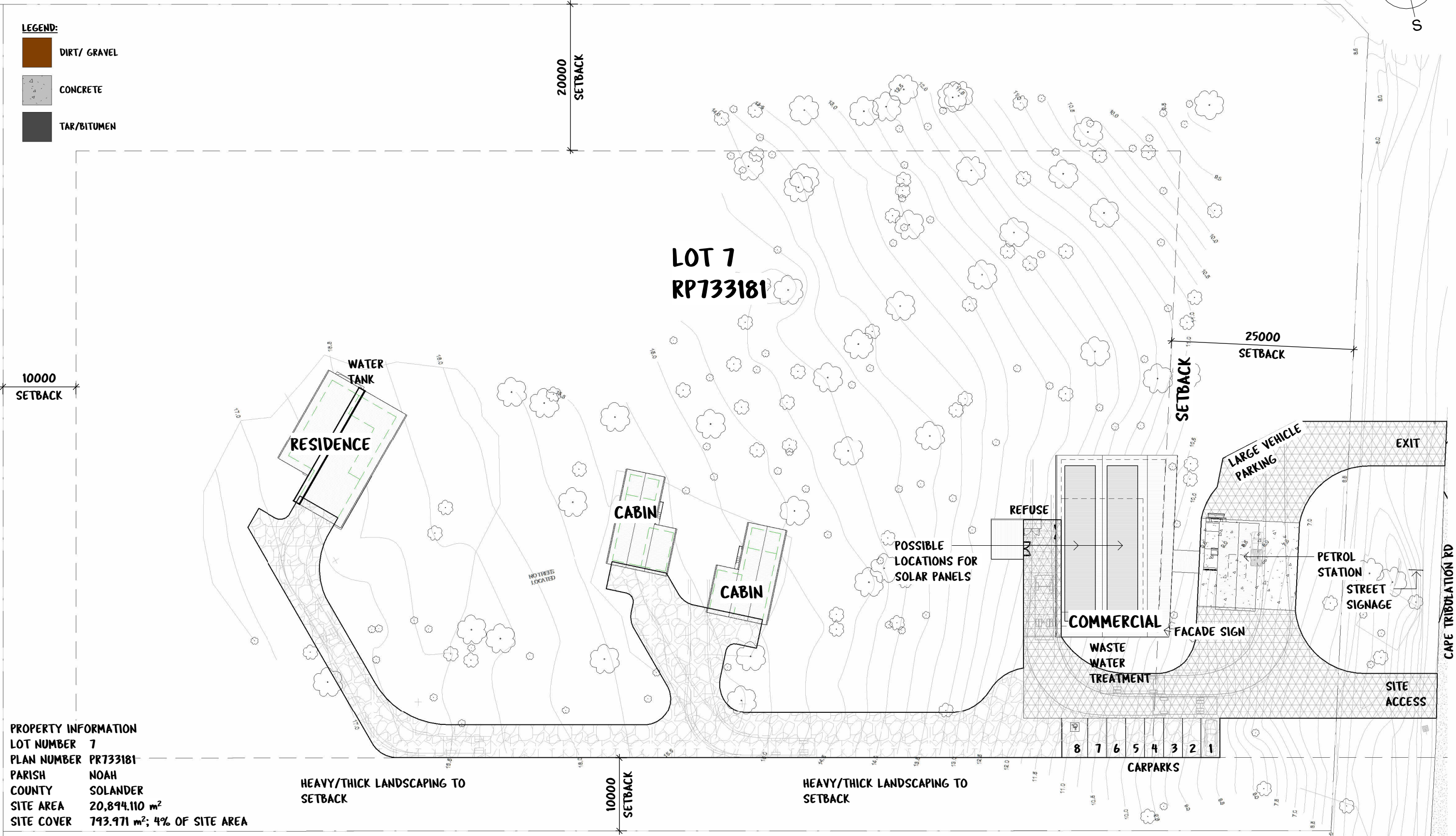
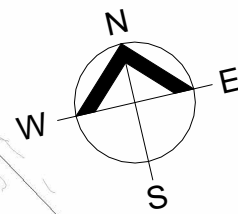


SCHEDULE 2 –
UPDATED SITE PLAN




CAMELOT CLOSE

- LEGEND:
- DIRT/ GRAVEL
 - CONCRETE
 - TAR/BITUMEN



PROPERTY INFORMATION
LOT NUMBER 7
PLAN NUMBER PR733181
PARISH NOAH
COUNTY SOLANDER
SITE AREA 20,894.110 m²
SITE COVER 793.971 m²; 4% OF SITE AREA

AMENDMENTS	DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.
P6 REVISED DA ISSUE	13/05/25	
P7 REVISED DA ISSUE	04/06/25	
P8 REVISED DA ISSUE	11/06/25	
P9 REVISED DA ISSUE	12/06/25	
P10 UPDATED ISSUE	28/08/25	



clarke and prince ARCHITECTS

3 Scott Street | CAIRNS | QLD 4870
p. 07 4051 4088 | f. 07 4051 1080
e. cp@clarkeandprince.com.au
w. www.clarkeandprince.com.au

DRAWN HBU	SCALE As indicated	SIZE A3	PROJECT MIXED USE DEVELOPMENT
APPROVED SC	DATE 07/08/24		LOT 7, CAMELOT CLOSE, CAPE TRIBULATION
			MR. GRAHAM WILLIAMS
			FOR PROPOSED SITE PLAN
DWG No. 1661-DA A103.2	STAMP PRELIMINARY	ISSUE P10	

