

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 25 August 2026 11:53 AM
To: Enquiries
Cc: [REDACTED]
Subject: ref CA-2025_5732

Dear Sir/Madam,

Re: Development Application – Lot 2 Captain Cook Highway, adjacent to Crees Creek

I am writing to make a submission regarding the development application for Lot 2, Captain Cook Highway, adjacent to Cees Creek.

I would like to make it clear at the outset that **I am not opposed to the development in principle**. My concerns are about ensuring that the potential impacts on existing residents and surrounding properties have been properly considered and that appropriate measures are put in place to minimise any adverse effects.

Flooding and drainage

I understand that the developer is proposing to raise the existing floodplain to approximately 3 metres above sea level.

I am particularly concerned about how this proposal may affect existing drainage patterns and flood behaviour in the surrounding area. A drainage ditch that provides an overflow pathway from Crees Creek runs behind [REDACTED] property in Egret Street. During periods of heavy rainfall and cyclones, this drainage ditch already overflows into [REDACTED] yard.

Given the existing situation, I am concerned that raising the floodplain may alter the natural flow and drainage patterns and potentially increase the volume or flow of water directed towards [REDACTED] property or [REDACTED] properties.

I would therefore like to know whether the development application includes detailed flood modelling and an assessment of the existing drainage system, including the potential impacts of raising the floodplain on properties downstream and adjacent to the development.

In particular, I would appreciate confirmation that the potential effects during significant rainfall events and cyclones have been properly assessed and that appropriate stormwater management measures will be incorporated into the development.

Noise

I would also like to raise concerns about potential noise associated with the proposed development. Having lived in the centre of Port Douglas for many years, I have experienced considerable noise from holidaymakers, backpackers and late-night parties. This has disturbed my sleep on many occasions, and I would not want to experience the same situation again.

Even from some distance, music, parties and groups of people can be surprisingly noisy at night, particularly when there is little background noise. Noise can carry considerable distances during the quieter night-time hours. If people feel they are outside the main town, there may also be a tendency for them to believe they can make more noise or continue activities later into the evening without affecting nearby residents.

I would therefore appreciate confirmation that potential noise impacts have been considered as part of the assessment, particularly in relation to amplified music, outdoor gatherings, parties and late-night activities.

I would also like to understand what measures or conditions may be proposed to ensure that neighbouring residents are not adversely affected by excessive or late-night noise.

Overall concerns

Again, I wish to emphasise that **I am not against the development**. I understand that development can be appropriate and beneficial, and I am not seeking to prevent it from proceeding.

My concern is simply that the development should be designed and managed in a way that takes proper account of the existing environment and surrounding residents.

I would therefore respectfully ask Council to ensure that the following matters are thoroughly assessed before the application is determined:

- The impact of raising the floodplain to approximately 3 metres above sea level on existing flood behaviour and drainage.
- The potential impact on the drainage ditch and overflow from Cees Creek behind properties in Egret Street.
- Whether the proposed development could increase the risk of flooding to existing neighbouring properties during heavy rainfall or cyclonic events.
- The adequacy of proposed stormwater and flood mitigation measures.
- The potential for noise from music, parties, outdoor gatherings and late-night activities to affect surrounding residents.
- Appropriate conditions or safeguards to minimise any adverse impacts on neighbouring properties.

I would appreciate Council taking these concerns into consideration as part of its assessment of the development application. I would also appreciate being advised of the relevant flood modelling, stormwater assessment and noise assessment undertaken in relation to the proposal, and any conditions proposed to address these issues.

Thank you for considering my submission. I support the principle of appropriate development but would like to be assured that the potential impacts on existing residents and properties have been carefully considered and that adequate safeguards will be in place.

Kind regards,

[Redacted signature]

[Redacted address]