

[REDACTED]

From: [REDACTED]
Sent: Monday, 24 August 2026 2:09 PM
To: Enquiries
Subject: Development Application CA-2025/5732/1

[REDACTED]

PROPERLY MADE SUBMISSION

Development Application CA-2025/5732/1

150-site Tourist Park and Workers' Accommodation, Lot 2 Captain Cook Highway, Port Douglas

I formally object to this application and request that it be refused. I am not against safe development in our Shire, but this flood plain is not the correct site for any development.

My concerns:

- The flood study has not been completed. Council's own planning officer said in writing that approval cannot proceed without it. Filling 3 hectares of floodplain next to streets already in the 100 Year flood zone, without studying the impact on neighbours, is not acceptable.
- The sewage infrastructure has not been assessed. 500+ residents will be added to a pump station chain — Endeavour Street to St Crispins to Ulysses — none of which have been assessed for this load. If upgrades are needed, it is unclear who pays.
- 367 pages of application documents contain no acoustic assessment of the noise impact on Endeavour Street or Egret Close. No operating hours, no noise plan, no acoustic buffer.
- The peaceful residential character of this area will be permanently destroyed. Once gone, it cannot be recovered.
- No acid sulphate testing, no electric ant management plan, no Federal environmental referral despite the site's connection to the Great Barrier Reef catchment.

I request that Council refuse this application. A refusal with clearly stated reasons — particularly regarding the incomplete flood assessment, rural zoning inconsistency, and inadequate infrastructure.

I request that I be notified of the decision on this application and provided with full appeal rights as a properly made submitter.

Yours sincerely,

[REDACTED]