

[REDACTED]

From:

Sent:

Monday, 24 August 2026 1:57 PM

To:

Enquiries

Subject:

Re: Development Application CA 2025_5732/1 – Lot 2 Captain Cook Highway, Port Douglas

Dear Assessment Manager,

My name is [REDACTED] and I live at [REDACTED] Port Douglas Qld 4877, Australia. I am writing to object to Development Application CA 2025_5732/1.

I recognise the need for appropriate worker accommodation in Port Douglas. My concern is whether this particular flood-affected site is suitable for a development of this scale and whether the impacts on surrounding residents, infrastructure and the environment have been adequately resolved before approval.

My particular concerns are:

+Sewerage: The proposal now involves a private pump station and sewer pressure main under Crees Creek connecting into the Endeavour Street/Arlington Court system. The developer's initial sewer calculations use a population of 198 people, but pipe sizing, downstream pump capacity and possible upgrades are still to be finalised. Council should require evidence that the existing system can safely handle the development at its maximum permitted occupancy.

+Scale and Rural zoning: The current plan shows 94 cabin sites plus 21 camp sites and 11 drive-through sites, which will be 126 accommodation sites altogether. This is a substantial development in the Rural Zone. Council should consider whether its actual scale and intensity are compatible with the purpose of that zone.

+Traffic, walking and cycling safety: Council has already raised concerns about safe pedestrian and cycling access. This is particularly important because there is a primary school nearby and many future residents may walk or cycle. DTMR has given only in-principle support to the proposed path; detailed design is still required.

+Noise and residential amenity: Council asked for more information about noise and impacts on nearby homes. The developer mainly proposes buffers, an onsite manager, quiet hours and a future Operational Management Plan. Residents can reasonably ask for proper evidence of expected noise impacts before approval.

I ask Council to refuse the application in its present form, or at minimum not approve it until the outstanding flood, sewer, access, biosecurity, environmental and amenity issues have been satisfactorily resolved.

Please acknowledge receipt of this submission and confirm that it is a properly made submission. I also request to be notified of Council's decision.

Kind regards,

[REDACTED]