

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 9 September 2026 1:06 PM
To: Enquiries
Subject: Development Application CA-2025_5732

I wish to formally lodge my objection to the following proposal.

Development Application CA-2025/5732/1

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

Development Application CA-2025_5732

Submission Date: 8 September 2027

My property and the [REDACTED] development site are within the mapped 100 Year flood and Storm Tide Medium Hazard zone— Council's planning maps confirm this.

I am a [REDACTED] which is [REDACTED] proposed development. In recent years, as stated by the previous owner, a flash-flood severely effected the dwelling (total floor inundation).

Also effected at the time, was the proposed Development site and the other close neighbour.

The Developer is proposing to elevate the campsite - within the adjacent 3 hectares floodplain - with 2,000–2,500 cubic metres of fill. Fill placed on a floodplain doesn't make water disappear it diverts it. Altering surface water-flow will cause problems in the adjoining properties and the lower adjoining area. There has been no consideration in the Development Application.

What justification do they have for elevating the site? Is it an admission of flood risk? If so, diverting rain-water flow by a 3 metre elevation of the landscape is a selfish act. The developer benefits, the neighbours carry the can.

I request that the Council make a careful evaluation of this issue before any consideration is given to the proposal. What is the primary reason for elevating the site?

If it is flooding, the Council should deny the application as it is an admission by the Applicant that flood property risk is there. Why should the Applicant virtually island himself from floodwater risks with no regard for [REDACTED] property owners?

It will have a deleterious effect on:

1. [REDACTED] property.
2. The property of the other [REDACTED]
3. The lower level housing behind the proposed elevated site.

History shows that severe flooding has occurred across all [REDACTED] properties.

The Developer planned to delay any Flood Study until approval was granted, and then "adjust the fill levels if needed".

Now a site elevation of 3 metres is in the plan with no apparent justification.

This is additional cause for the Council to deny the Application because of the late changes.

No acoustic assessment of the development's noise impact exists anywhere in the 3 page application. A permanent camp kitchen, recreation area, and 500+ predominant hospitality workers adjacent to properties, will fundamentally and permanently change tranquility of all neighbouring residents. Yet this impact has not been studied.

An up to date assessment of future weather changes and its effects on the low lying properties should be mandatory.

The proposed sewage infrastructure compounds my concern. A pressure main will be bored under Crees Creek — a tidal waterway in a High Hazard Storm Tide zone — connect to the existing pump station on Endeavour Street. Sewage calculations are on 198 persons despite the development housing potentially 526 or more at full capacity. No capacity assessment of the existing pump station has been provided. The engineer acknowledged the pumps may need upgrading — to be sorted out after approval.

I moved to this property because of its peace, its natural setting, and its community character. This development threatens all three — and the basic technical studies needed to assess that threat have not been done.

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

Yours sincerely,

