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PROPERLY MADE SUBMISSION

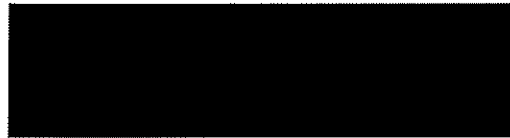
DEVELOPMENT APPLICATION CA-2025/5732

MATERIAL CHANGE OF USE – WORKERS ACCOMODATION, TOURIST PARK

CARETAKERS ACCOMODATION AND ADVERTISING DEVICE

Part of Lot on RP745166, Lot 2 Captain Cook Highway, Port Douglas

Applicant: Krystal Marie deMenna



Id like to Start by Strongly objecting to this application. No one in their right mind would think that building on a known Floodplain and the road gets cut off during certain times of the wet season not just Jasper. Not to mention the lack of water supply. Have you driven the Captain Cook Hwy thru that section it's been the scene to many Near fatal accidents.

However, the scale of this so-called Workers Accommodation is more like a Satellite, City.

Some of the Valid points and Concerns that I would truly like to express to council from that original report where as follows.

Mike Berwick requested the following back in 2006

You haven't got a large enough water supply, either a dam or multitude of rain water tanks.

You can't Move or Build Development on Low laying Areas to put or raise to make it Higher,

You can't Change the Agricultural Imprint of the Area .

Councils March 2026 decision applies. The Fragmentation of agricultural land is inconsistent with Far North Queensland Regional Plan 2009-2031, the draft far North regional plan (2025), the State Planning Policy 2017 and planning Scheme.

It is imperative that the Natural asset of agricultural land is not undervalued nor eroded. Development must give due regard to valuing and retaining primary production land in the shire.

These are just some of the stipulations they put in place back then to stop further development in the wrong areas.

I'd like to understand and know how the Hardstand water run-off will be contained and also not affect all Neighboring properties. We have seen enough Developers be aloof to raise levels to the detriment of residents in a number of places in the shire and surrounding district. Who now continuously have issues with Sewage coming up into some houses, The Site beside Plantation resort is one and the new development next door to Oz Care in MITRE street as examples. Given the site's location within a low lying coastal environment, I believe a precautionary approach should be adopted and that unresolved flood impacts should weigh heavily against approval

This would cause Mass Flooding to not only the Backside of Crees Creek which borders Endeavor Street as well as Egret Close Not to Mention the Current House Where what I Family Friend Karryn Hancock currently resides.

Council clearly stated in the formal submission the following their words not mine.

It is not agreed that the flood considerations for the development can be suitably addressed without a localized flood study, nor that condition of any approval can be determined prior to the flood study being provided. Given the extent of the mapped flood over the land, the provision of a local flood study is Essential for assessment of the application.

That alone should be a massive red flag

Thiers no Storm water management plan

Water Supply hasn't been Addressed.

Sewage Capacity calculated on less than half the Actual Population

Acid Sulphate soil test hasn't been done

Vegetation Impact not assessed

Electric Ant area is a huge one as well how do they propose not disturbing that or correctly bring clean fill in an out

Federal an Environmental Law hasn't been addressed.

Also, this is RURAL zoned, Didn't Council only 5 months ago refuse ecological reforestation on rural land, citing the importance of protecting Agricultural assets

And the big one Sewage seriously how do Council propose to implement A safe Guard measure so noting leaks into the estuaries and Dickson inlet and not destroy an already unique ecosystem the Mangroves alone are a matter for EPA .

Before I finish id like to say we do need accommodation however this is the Wrong Location and Wrong Site. I remember the day Because I live just down the road ,dec 20 , 2020 when the most terrible Accident involving 4 cars an 6 occupants when a Caravan tried to turn. How many accidents are already on this insane stretch of road let alone thinking it's safe for holiday makers etc to try and turn off safely. The captain cook highway is at Capacity already.

These are just some of the reasons I strongly object to this application and wish to be informed of any outcome and notified of the decision on this application and provided with full appeal rights as a properly made submitter

Kind Regards

