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PROPERLY MADE SUBMISSION

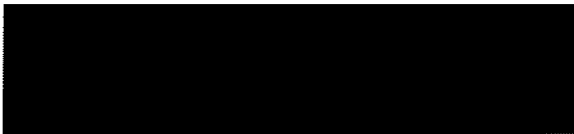
DEVELOPMENT APPLICATION CA-2025/5732

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



I formally object to this application and request that it be refused. My concerns are as follows;

1. The flood study has not been completed. The council's own town planning officer stated 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 neighbors, isn't acceptable.
2. The sewage infrastructure has not been assessed. 500 + residents will be added to the pump station that is already at capacity. Not to mention its gravity feed to the St. Crispin station hasn't even been assessed for this massive load which the developer is going to impose on this sewage plant. This is basically the same issue as what already happening in Endeavour and Egret Close and the surrounding areas. So, double the impact, great.
3. 367 pages of the application documents contain no Acoustic assessment of the noise impact to all neighbors on all sides of this development, no operating hours, no Noise plan, and no acoustic buffer.
4. The peaceful residential character of this area will be permanently destroyed. Once gone it can't be put back or recovered.
5. No acid sulfate soil testing has been done, no Electric Ant management plan, no Federal environmental referral despite the site's northern section being connected to the Great Barrier Reef Marine Catchment.

Every major technical study has been deferred to after approval. This is not a minor procedural issue, it means council would be approving a development without knowing whether it is safe, viable, or environmentally sound. This application should be refused.

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,

