

**From:** [REDACTED]  
**Sent:** Wednesday, 11 February 2026 9:59 AM  
**To:** [REDACTED]  
**Subject:** FW: Finlayvale Dwelling Approval - Extension Request for MCUC 2018/2609

----- Forwarded message -----

From: [REDACTED]  
Date: Wed, 24 Dec 2025 at 10:11  
Subject: Finlayvale Dwelling Approval - Extension Request for MCUC 2018/2609  
To: <[enquiries@douglas.gov.au](mailto:enquiries@douglas.gov.au)>, <[REDACTED]>

Dear Sir

**RE: Finlayvale Dwelling Approval - Extension Request for MCUC 2018/2609**

I am writing to formally request an extension to the currency period for the above-referenced Development Approval, which is scheduled to expire on May 30, 2026.

Specifically, I respectfully request that Council grant an additional extension of six (6) years, extending the approval validity until May 2032.

This extension request is necessitated by substantial economic hardship arising from the recent closure of the Mossman sugar industry, which has created unprecedented challenges for agricultural enterprises throughout the Douglas Shire region. The following circumstances support this application:

**Economic Impact Assessment:**

- The closure of the Mossman sugar mill has eliminated the primary market outlet for local sugar cane production, resulting in significant revenue loss for farming operations in the region
- Property values and agricultural land viability have declined substantially, affecting the economic feasibility of residential developments
- Access to construction financing has become increasingly difficult due to reduced property valuations and uncertain economic conditions in the area

**Regional Economic Conditions:**

- The sugar industry closure has created a ripple effect throughout the local economy, impacting employment, services, and infrastructure investment
- Current market conditions indicate that economic recovery will be protracted, with industry experts projecting a minimum 5-7 year recovery period

- Alternative agricultural enterprises require significant time and capital investment to establish viability

#### **Financial Constraints:**

- The dramatic reduction in farm income has severely impacted cash flow and borrowing capacity
- Construction costs have increased substantially while agricultural revenue has declined, creating an unsustainable financial gap
- The uncertainty in the regional economy has made securing development finance at reasonable terms extremely challenging

#### **Future Viability Considerations:**

- The proposed extension period would allow sufficient time for regional economic stabilization and the potential establishment of alternative agricultural markets
- This timeframe aligns with projected regional recovery periods and would enable the development to proceed when economically viable
- The extension would preserve the approved development rights while recognizing the extraordinary circumstances affecting the region

I would be grateful for your favorable consideration of this request, given the exceptional circumstances affecting not only my enterprise but the broader Douglas Shire community. I am available to provide additional documentation or meet with Council representatives to discuss this matter further.

I look forward to your response and thank you for your understanding during these challenging economic times.

Yours faithfully

