

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

FAO Manager, Development Assessment

Douglas Shire Council

PROPERLY MADE SUBMISSION

Development Application CA-2025/5732/1

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

I chose to live on this street for its peace, its community, and its natural setting alongside Crees Creek. This development threatens all of that — and the basic studies needed to assess the real impact on our neighbourhood have not been done.

The proposed development will place a permanent camp kitchen, recreation area, communal facilities, and accommodation for potentially 500 or more people — predominantly hospitality workers on late shift patterns — immediately adjacent to our homes. Hospitality workers finish late. They socialise after shifts. That's not a criticism — it's the reality of that lifestyle, and it is simply incompatible with a quiet residential street at any hour of the day or night. The 367 pages of application documents contain no acoustic assessment of the noise impact on our streets. That impact deserves proper assessment — not a five dot point assertion that impacts will be minimal.

Our street already sits in the mapped 100 Year flood zone. My property is partially in the Red Flood Zone. The developer wants to fill 3 hectares of adjacent floodplain without a completed flood study showing what that does to us. Council's own planning officer said in writing that approval cannot proceed without that study. It still hasn't been provided.

A sewage pressure main will be bored under Crees Creek — a tidal waterway in a High Hazard Storm Tide zone — to service up to 526 people or more, based on sewage calculations that use less than half that number.

The existing Endeavour Street pump station has not been assessed for this load. Nobody has studied what happens if the pipe fails during a flood.

There is also no stormwater plan, no acid sulphate soil testing, no electric ant management plan for large-scale earthworks within the confirmed restricted zone, and no Federal environmental assessment despite the site's connection to the Great Barrier Reef catchment.

I ask that Council require all of these assessments to be completed before any decision is made.

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,

