

[REDACTED]

From:

Sent:

Thursday, 20 August 2026 6:20 PM

To:

Enquiries; [REDACTED]

Subject:

Development Application CA-2025/5732/1

[REDACTED]

Properly Made Submission

Manager, Development Assessment
Douglas Shire Council

RE: Development Application CA-2025/5732/1

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

My street is already within the mapped 100 Year flood zone and Storm Tide Medium

Hazard zone. The developer proposes to fill 3 hectares of adjacent floodplain without

a completed flood study showing the impact on neighbouring properties.

Council's

own Senior Planning Officer stated in writing that approval cannot be determined without this study. It has not been provided.

The sewage infrastructure is equally concerning. A pressure main will cross beneath

Crees Creek — a tidal waterway in a High Hazard Storm Tide zone — connecting to

the existing Endeavour Street pump station.

Sewage calculations are based on 198

persons despite a design capacity of 526 or more. No pump station capacity assessment exists. No failure-mode assessment has been done for the creek crossing.

No acoustic assessment of the development's noise impact on Endeavour Street and Egret Close exists anywhere in the 367-page application. A permanent camp kitchen, recreation area, and 500+ predominantly hospitality workers adjacent to a quiet residential street will fundamentally and permanently change the character of this neighbourhood — yet this impact has not been studied.

No stormwater plan exists.

No acid sulphate soil testing has been done — the developer's own engineer admitted this in writing.

No electric ant management plan has been provided despite the site being within the confirmed Electric Ant Restricted Zone.

No Federal environmental assessment has been made despite the site's connection to the Great Barrier Reef Marine Park catchment.

Every major technical assessment has been deferred to after approval.

That is not acceptable for an Impact Assessable development of this scale adjacent to an established residential community.

I request that all outstanding technical assessments be completed before any approval is granted.

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,

[REDACTED]

20/08/2026