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From: [REDACTED]
Sent: Saturday, 29 August 2026 1:47 PM
To: Enquiries
Subject: Properly Made Submission - DA CA-2025/5732/1 [REDACTED]

[REDACTED]

29 Aug 2026

Manager, Development Assessment
Douglas Shire Council
enquiries@douglas.qld.gov.au

PROPERLY MADE SUBMISSION

Development Application CA-2025/5732/1

150-site Tourist Park and Workers' Accommodation, [Lot 2 Captain Cook Highway, Port Douglas](#)

I formally object to this application and request that it be refused. My concerns:

- The flood study has not been completed. Council's own planning officer said 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 neighbours, is not acceptable.
- The sewage infrastructure has not been assessed. 500+ residents will be added to a pump station chain — Endeavour Street to St Crispin's to Ulysses — none of which have been assessed for this load. If upgrades are needed, it is unclear who pays.
- 367 pages of application documents contain no acoustic assessment of the noise impact on Endeavour Street or Egret Close. No operating hours, no noise plan, no acoustic buffer.
- The peaceful residential character of this area will be permanently destroyed. Once gone, it cannot be recovered.
- No acid sulphate testing, no electric ant management plan, no Federal environmental referral despite the site's connection to the Great Barrier Reef 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 Council refuse this application. A refusal with clearly stated reasons — particularly regarding the incomplete flood assessment, rural zoning inconsistency, and inadequate infrastructure, and the danger of a pipe rupture during a flood event — when the creek is most volatile — means raw sewage in a reef catchment waterway — would ensure that any future development proposal for this flood-prone rural land must demonstrate these fundamental issues have been properly addressed before proceeding. This site should not be developed until those issues are resolved to the satisfaction of Council's own technical standards.

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,

29 Aug 2026

