

DOUGLAS SHIRE COUNCIL	
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Attention	
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PROPERLY MADE SUBMISSION

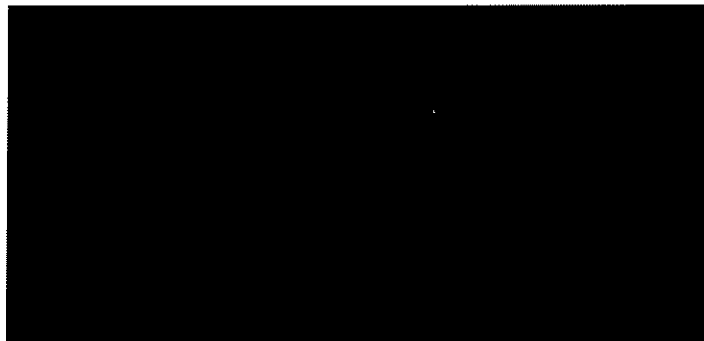
DEVELOPMENT APPLICATION CA-2025/5732

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



First of all I would like to say I'm not against accommodation in the area , However this is the Wrong Site an Wrong location for Many reasons ,which I hope can make clear in my submission to council why they should refuse this application .

Some of the Valid points and Concerns that I would truly like to express to council from that original report from over 20yrs ago when a caravan park tried to put in a similar submission, where as follows.

Mike Berwick requested the following

You haven't got a large enough water supply, either a dam or multitude of rain water tanks.

Who will bear the cost of that? The figures presented in the proposal are for only 50% of the traffic that being said if you do some quick math's on lets say 192 vehicle trips a day , 128 caravans,28 mini bus trips . not taking into account visitors to theses cabins or tent sites an van sites =346 cars/vehicles coming in and out trying to access an already Dangerous Stretch of Highway with a near fatal accident involving 5 cars directly out front in dec 2020 , let alone if Council do decide to pass this How do they propose safely accessing heavy machinery continuously during development , I strongly request that Council itself request at the cost to developer it is implemented from start to completion of this development that their has to be a minimum of 4 permanent traffic controllers especially as High volumes of traffic are doing 100klms an hour along those straights approaching this site coming from the North and as well from the Southern side thru this very dangerous section of the Captain Cook Highway imagine Towing a caravan and trying to enter and exit safely, as well as a Permanent Water Truck on site to stop all the dust during the entire duration of the build can you guarantee me that ? As well as the Air Born dust, how about all the Adverse Noise impact and disturbance I will have not just only during the building but after if it is approved.

(PO57) "maximizes safety and protect visual and acoustic amenities of sensitive land use"

Should apply here I can't see in their application one mention of this?

Going back to the my Floodplain argument id like to mention below,

Council clearly stated in the formal submission the following their words not mine.

It is not agreed that the flood considerations for the development can be suitably addressed without a localized flood study, nor that condition of any approval can be determined prior to the flood study being provided. Given the extent of the mapped flood over the land, the provision of a local flood study is Essential for assessment of the application.

That alone should be a massive red flag

Thiers no Storm water management plan

Water Supply hasn't been Addressed.

Sewage Capacity calculated on less than half the Actual Population

Acid Sulphate soil test hasn't been done

Vegetation Impact not assessed

Electric Ant Biosecurity Zone – No Management plan in place

The development site is a confirmed within the electric Ant Restricted Zone – Craiglie 1 (No.2)-as shown on the Qld Government Electric Ant Restricted Zone Map dated 28 Feb 2023, established under the Biosecurity Act 2014. Crees Creek is specifically labeled within the zone boundary on the map.

Movement of fill material onto or from property requires biosecurity instrument permit

All machinery must be washed down and free of electric ant carriers before leaving the site

All persons have a General Biosecurity Obligation to manage known Biosecurity Risks.

Federal an Environmental Law hasn't been addressed.

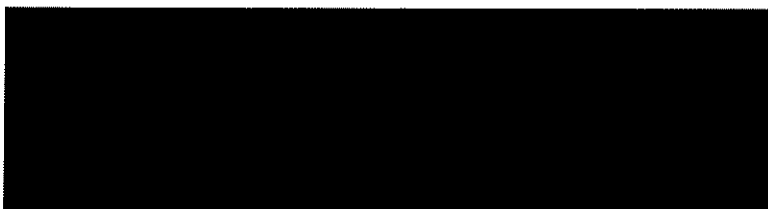
Also, this is RURAL Zone, Didn't Council only 5 months ago refuse ecological reforestation on rural land, citing the importance of protecting Agricultural assets

And the big one Sewage has not been properly addressed, the discrepancy in the applicants' numbers has not been explained or questioned by Council when council themselves requested calculations to be sustained by appropriate detail. The Engineers own response acknowledges that the downstream pump station "may result in requiring the pumps to be upgrade" – an admission that the existing infrastructure may be inadequate, left to be resolved after approval isn't good enough. Who will pay for the upgrade the applicant or Rate Payers? Also as shown on Figure 14 of the amended application, the proposed sewer main crosses directly through the High Hazard Storm Tide Zone beneath Crees Creek. Crees Creek is tidal at this location. Under boring in soft estuarine sediments carries real risk of inadvertent disturbance or frac-out. The entry an exit pits require surface works adjacent to the creek. None of this has been assessed. A sewer pipe failure during wet season flood event which Ive personally seen an experienced myself when Crees creek is at its most dynamic and at full capacity an stressed – means raw sewage discharging directly into a tidal waterway connected to our Great Barrier Reef Marine park.

Seriously how do Council propose to implement A safe Guard measure so nothing leaks into the estuaries and Dickson inlet and not destroy an already unique ecosystem the Mangroves alone are a matter for EPA.

These are just some of the reasons I strongly object to this application and wish to be informed of any outcome and notified of the decision on this application and provided with full appeal rights as a properly made submitter

Yours sincerely

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