

DOUGLAS SHIRE COUNCIL	
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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



Dear Assessment Manager,

I wish to make a formal submission objecting to the above development application.

Firstly, not only am I a First Nation Kuku Yalanji, Woman, but at any stage of this development have any of the Elders, Jabalbina, or TO's been approached, this parcel of land has always been a known hunting ground for local Kuku Yalanji, throughout the Mangroves section, as well as respected local knowledge of migratory birds such as Torres Strait Pidgeon's, King Fishers, as well as Sea Eagles and other birds of prey. It also has the rare Air Ant Orchards as well as a complex ecosystem. This development on Rural Zoning will Ruin the peace and tranquility of its Natural aesthetics of this Natural protected environment

My concerns if this development is allowed or passed by council, how can they guarantee this system won't be impacted, what failsafe measures have council implemented for this sewage system not to leak and go into the estuary and the Great Barrier Reef Marine Park.

This site which they are proposing to build on has always been not just a Rural Zone, but a known flood plain and only accessible in the dry months. I find it hard to comprehend that a development this size would have correct procedures in place to safe guard all neighboring properties from the extent of flooding at Crees Creek.

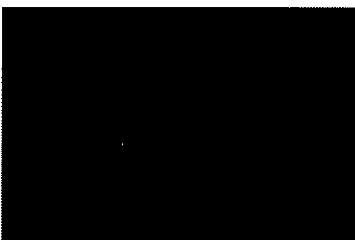
The other issue is the highway access as there have been multitude of accidents over the past 10 years alone, does that not in itself demonstrate the high-risk section of the Captain Cook Highway. Its just another terrible accident waiting to happen.

Id also request that Council Implement as one of their Stipulations that a minimum of 6 Traditional owners be on site if this is to be passed for the entire duration.

I strongly urge that council refuse this application. A refusal with clearly stated reason, particularly regarding Cultural Significances, incomplete flood assessment, rural zoning inconsistency, and inadequate infrastructure, 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 the 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,

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