

From:
Sent:
To:
Subject:

Tuesday, 8 September 2026 3:10 PM
Enquiries
Formal Objection Submission to Development Application CA-2025_5732/1

Manager, Development Assessment

Douglas Shire Council 64-66 Front Street, Mossman Qld
4973 enquiries@douglas.qld.gov.au

Development Application

CA-2025_5732/1

Combined Development - Workers Accommodation, Tourist Park, Caretakers
Accommodation and Advertising Device.

Lot 2 Captain Cook Highway Lot 3 AP15871, Crees Creek and Lot 168.

Endeavour Street, Port Douglas.

Applicant: Krystal Marie DeMenna

08 September 2026

FORMAL OBJECTION TO DEVELOPMENT APPLICATION CA 2025_5732/1

To Chief Executive Officer and Council Officers,

I, [REDACTED] want to make a formal objection to the Development
Application CA 2025_5732/1 and respectfully request that Douglas Shire Council
refuse the application now and for future applications of this site.

Is this particular site suitable for a development of this scale and intensity? Given its
flood characteristics, its immediate link with Crees Creek, the infrastructure required
to service it, and the downstream environmental consequences, this application is
beyond understanding.

My objection is not based on opposition to tourism, workers' accommodation or
responsible development. Port Douglas relies upon tourism and the people who
work in the hospitality industry. I for one.

I have lived at [REDACTED] for approximately Seven years and
between 2006-2009 30 Endeavour St. Since arriving to peaceful paradise, I have
lived in and around Reef Park, for the past 26 years.

I have therefore seen considerable change in Port Douglas over that time and have
a genuine and long-standing interest in the environmental quality, infrastructure,
flooding, traffic - residential amenity, addressing health care for our aging & young

families residing on Endeavour, Hope, Egret, Arlington + St Crispins/Ruby close streets.

Also, with all due respect; notification to our Eastern Kuku Yalanji Traditional Owner(s) Native Title consultation, and the Aboriginal Cultural Heritage Act of our community.

Please see my nine points of concern below:

1• Native and Cultural Permissions.

Has the relevant Traditional Owner/native-title body been consulted regarding the infrastructure crossing State land, Crees Creek and the Park and Recreation reserve, and how will the Native Title Act requirements identified by the State be satisfied?

I am also concerned that the amended infrastructure proposal extends beyond the privately owned development site onto State land and land reserved for public purposes. The proposed sewer alignment crosses Lot 3 on AP15871, which is Unallocated State Land, the State-owned Crees Creek parcel, and Lot 168 on RP747298, which is a State reserve for Park and Recreation purposes for which Douglas Shire Council is trustee.

Importantly, correspondence from the Queensland Department responsible for State land expressly identifies native title requirements associated with the proposed sewer easement. The Department advises that, depending upon whether the infrastructure is established as a Council public utility or private infrastructure, native title must either be addressed through the relevant Native Title Act process or through negotiation and registration of an Indigenous Land Use Agreement.

I have not identified in the publicly available application material evidence demonstrating how these native title requirements have been progressed, or whether the relevant Traditional Owner/native title body has been consulted.

The Port Douglas area forms part of the broader traditional country associated with Eastern Kuku Yalanji people, for whom Jabalbina Yalanji Aboriginal Corporation RNTBC is the Registered Native Title Body Corporate and registered Cultural Heritage Body.

Separate from native title, the proposed development involves substantial ground disturbance, including earthworks, sewer construction and underboring of Crees Creek. The Aboriginal Cultural Heritage Act 2003 imposes a cultural heritage duty of care irrespective of land tenure.

I therefore request that Council clarify, before determining the application:

* how the native title requirements expressly identified by the State are to be

satisfied;

- * whether the relevant Traditional Owner/native title body has been consulted;
- * whether Aboriginal cultural heritage searches and/or assessment have been undertaken;
- * how the Aboriginal cultural heritage duty of care will be discharged during earthworks, sewer construction and underboring; and
- * whether any agreement, consent or consultation process required in relation to the State land and Park and Recreation reserve remains outstanding.

2• Flooding and fill.

Most of the development area is flood-affected. Council originally said a local flood study was essential. The draft modelling has already identified some off-site increases in flood levels requiring mitigation.

During Jasper was frightening. The mental health care for some of our new southern and elderly neighbours.

3• Sewerage.

The proposal now involves a private pump station and sewer pressure main under Crees Creek connecting into the Endeavour Street/Arlington Court system. The developer's initial sewer calculations use a population of 198 people, but pipe sizing, downstream pump capacity and upgrades are still to be finalised.

Council need to require evidence that the existing system can safely handle the development at its maximum permitted occupancy. Self explanatory for our homes or our waterways to the Reef.

4• Scale and Rural zoning.

The current plan shows 94 cabin sites plus 21 camp sites and 11 drive-through sites, which will be 126 accommodation sites altogether. This is a substantial development in the Rural Zone.

Council need to consider whether its actual scale and intensity are compatible with the builders application purpose of that zone.

5• Traffic, walking and cycling safety.

Council has already raised concerns about safe pedestrian and cycling access. This is particularly important because there is a primary school nearby and many school children, dog owners, residents all walk or cycle everyday and night.

DTMR has given only in-principle support to the proposed path; detailed design is still required.

6• Noise and residential amenity.

I can hear fireworks from Sheraton, bands playing for special occasions at Palmer Sea golf course and special brief occasions at birdsong.

We have to close up house until all is over. We have a common ground here for safety, peace in paradise found, not the Gold Coast. This is not living closed up 24/7.

The developer mainly proposes buffers, an onsite manager, quiet hours and a future Operational Management Plan. I would want more information and proper evidence of expected noise impacts before any approval went ahead.

7• Acid sulfate soils.

I ask Council to ensure all relevant environmental requirements are properly addressed,

acid sulfate soil testing to be carried out and whether the EPBC Act applies.

+Crees Creek/environment:

The sewer crosses Crees Creek and part of the subject site is associated with the Great Barrier Reef Coast Marine Park.

8• Electric ants.

This site is within an official electric-ant restricted area. Biosecurity Queensland movement controls apply to regulated materials from restricted areas.

Ask that Council and developer demonstrate how the development will comply with these requirements throughout site preparation, construction and ongoing operations, including movement of soil which we've seen has been done (August 2026) adding vegetation, using machinery and other high-risk materials which is disconcerting for our Wildlife/vegetation at this proposed site.

9• Overall.

Taken Individually, each of my above concerns is serious. This site is a floodplain with many microorganisms important to the whole ecosystem of our Douglas Shire for which we are custodians. We need to do what's environmentally, culturally and humanly right on this floodplain and that's to care for what we have here.

Please acknowledge receipt of my submission and confirm that it is a properly made submission. I also request to be notified of Council's compliance studies and on-going decision's for this application.

Yours sincerely,

