

Manager, Development Assessment

Douglas Shire Council

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PROPERLY MADE SUBMISSION

Development Application CA-2025_5732/1

Combined Development — Workers' Accommodation, Tourist Park,

Caretaker's 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

My name is [REDACTED] and I live at [REDACTED] I live [REDACTED]
[REDACTED] that has lived on this address for the last [REDACTED] years.
[REDACTED] of the subject site.

I arrived in this town [REDACTED] years ago as a backpacker, and I have personally experienced how difficult it can be to find suitable and affordable accommodation here. I understand how important seasonal workers are to our community and to the tourism and hospitality industries that our town relies upon.

I am strongly supportive of providing additional workers' accommodation. However, **I do not support this development being built on this specific site and in this location.**

My concerns are primarily related to flooding, noise, traffic and road safety, sewage infrastructure, wildlife and habitat, pressure on natural resources, and the broader environmental impacts of developing this flood-prone coastal area.

1. Flooding and storm-tide risk

My greatest concern is flooding. [REDACTED] street is in a flood-risk area, and we personally experienced the impacts of Cyclone Jasper. The proposed development boundary sits directly on the High Hazard Storm Tide zone, while the yellow-dotted sewer main appears to cross directly through this high-hazard area beneath Crees Creek.

I understand that the proposal involves filling approximately three hectares of floodplain that drains towards areas identified as having Medium Hazard Storm Tide risk. I am

extremely concerned about the potential consequences of altering the natural floodplain in this way, particularly given the proximity of the proposed sewer infrastructure to a high-hazard area and Crees Creek.

I believe a formal and comprehensive assessment of these risks is essential before any development is approved.

I would like to understand:

- What would happen if the sewer infrastructure failed or leaked into Crees Creek?
- How would a sewer main located beneath the creek be inspected, maintained and repaired?
- How would emergency repairs be carried out during or following a flood or cyclone?
- What safeguards would prevent sewage contamination of the creek and surrounding environment?
- What impact would filling the floodplain have on existing floodwater flows and neighbouring properties?

I am concerned that altering a floodplain and introducing critical sewage infrastructure into a high-hazard storm-tide area could create significant risks not only for future occupants, but also for existing residents and the surrounding environment.

2. Noise and impact on surrounding residents

The proposed development would represent a substantial increase in activity within an area that currently has a predominantly rural character.

Noise is already audible in the surrounding area, including sound carried from the cattle properties and traffic on the Captain Cook Highway, particularly under prevailing westerly winds.

As I write this submission on Sunday, 6 September 2026, I can hear machinery operating from the area of the proposed development. The sound is clearly audible from our home and is already intrusive and distracting, even though the proposed large-scale development has not yet been established.

The proximity of the site to our homes means that noise from this area is readily carried to neighbouring properties. This provides a very immediate example of the sensitivity of the surrounding residential environment to noise generated from the site.

If the proposed development proceeds, there would be a significant increase in construction and ongoing operational activity, including machinery, vehicles, deliveries, traffic, residents, guests and general resort-related activity.

Given the proximity of the development to existing homes, I am concerned that the cumulative noise impact could substantially affect the amenity, quiet enjoyment and quality of life of neighbouring residents.

I am not convinced that a proposed vegetated or physical buffer alone will adequately mitigate these impacts, particularly given the existing ability for sound to travel from the site towards surrounding residences.

I therefore request that Council consider the actual existing noise environment, the proximity of neighbouring residences, prevailing wind conditions and the cumulative impact of construction and operational noise.

The applicant should be required to demonstrate, through an appropriate acoustic assessment, that the proposed development can operate without causing unreasonable impacts on surrounding residents. The fact that machinery from the site is already clearly audible and disruptive from our home demonstrates how close and acoustically connected this area is to existing residences.

3. Traffic and road safety

I am also concerned about the location of the proposed accommodation in relation to road safety. Many seasonal workers and backpackers are likely to rely on bicycles, e-bikes or electric scooters to travel to and from work, shops and social activities. The proposed site is located along a road with an 80 km/h speed limit, creating a potentially significant safety risk for vulnerable road users, particularly at night.

Many hospitality workers finish late. Some cyclists also ride without adequate lights or visibility, which further increases the risk of an accident on a high-speed road. Social activities are another consideration. Seasonal workers and backpackers may travel to beach parties or venues and having accommodation in a location with safer and more accessible transport options would reduce the need for people to travel along an 80 km/h road, particularly late at night.

I believe the location of workers' accommodation should be assessed not only in terms of housing demand, but also in terms of how safely workers can travel to work and access essential services and social activities. Providing accommodation in a location with appropriate and safe transport connections would be a much more responsible approach.

4. Wildlife and habitat

I am also deeply concerned about the impact on local wildlife.

Over the past several years, I have personally observed a significant amount of native wildlife living and moving through the creek area. This area provides important habitat for feeding, breeding and movement.

A development of this scale has the potential to significantly alter that habitat and disrupt existing wildlife corridors. The area between the mountain and the creek represents one of the remaining connections for wildlife moving from the mountains towards Dickson Inlet. If wildlife is displaced from this habitat, it does not simply disappear. Animals will be forced to find alternative routes and habitats, potentially bringing them into greater contact with roads and residential areas. This can increase the likelihood of wildlife being killed or injured and can also create risks for motorists.

I believe the cumulative impact of removing or fragmenting this habitat needs to be properly assessed before approval is considered.

5. Water security and infrastructure

Cyclone Jasper also demonstrated how vulnerable our local infrastructure and water supply can be. Residents in the area experienced periods without water for several weeks. Adding a large new resort-style development and a significant number of additional residents will inevitably place further pressure on existing water and essential infrastructure.

I would like to know whether the existing water supply and infrastructure have sufficient capacity to support this development, particularly during extreme weather events and periods of disruption.

How will this development affect the reliability of water services for existing residents?

My key concerns are:

- Flooding and storm-tide risk
- Noise and disturbance to existing residents
- Traffic and road safety
- Sewage infrastructure and potential contamination
- Impact on Crees Creek and surrounding waterways
- Loss and fragmentation of wildlife habitat and corridors
- Increased pressure on water and essential infrastructure

I respectfully ask that this application be refused, rather than deferred, on the basis that this flood-prone rural land is not an appropriate location for a development of this scale.

I believe our community can support additional workers' accommodation while also recognising that not every site is suitable for development. In this case, I believe the risks

to existing residents, wildlife, local waterways and the surrounding coastal environment are too significant to justify proceeding with this proposal.

Kind regards

