

[REDACTED]

From:

Sent:

Wednesday, 9 September 2026 10:44 AM

To:

Enquiries

Subject:

Fwd: Submission RE: Development App. CA-2025/5732/1

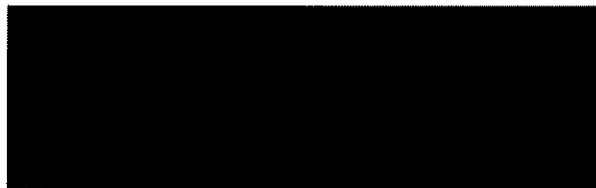
Manager Development
Douglas Shire Council

8 September

Please find attached my two page response to the pro
development at Lot 2 Captain Cook Highway Port Dou

Development Application: CA-2025-5732

From:



Development Application CA-2025/5732/1

150-site Tourist Park and Workers' Accommodation, Lot 2 Captain Cook Highway, Pt

Development Application CA-2025_5732

Submission Date: 8 September 2027

My property and the [REDACTED] development site are within the mapped 100 Year and Storm Tide Medium Hazard zone— Council's planning maps confirm this.

I am a joint owner of [REDACTED] which is [REDACTED] development. In recent years, as stated by the [REDACTED], a flood severely effected the dwelling (total floor inundation).

Also effected at the time, was the proposed Development site and the other c [REDACTED]

The Developer is proposing to elevate the campsite - within the adjacent 3 ha floodplain - with 2,000–2,500 cubic metres of fill. Fill placed on a floodplain does water disappear it diverts it. Altering surface water-flow will cause problems in adjoining properties and the lower adjoining area. There has been no consideration in the Development Application.

What justification do they have for elevating the site? Is it an admission of flood? If so, diverting rain-water flow by a 3 metre elevation of the landscape is a self-interest. The developer benefits, the neighbours carry the can.

I request that the Council make a careful evaluation of this issue before any decision is given to the proposal. What is the primary reason for elevating the site?

If it is flooding, the Council should deny the application as it is an admission by the Applicant that flood property risk is there. Why should the Applicant virtually be exempt from floodwater risks with no regard for neighbouring property owners?

It will have a deleterious effect on:

1. My property.
2. The property of the [REDACTED]
3. The lower level housing behind the proposed elevated site.

History shows that severe flooding has occurred across all [REDACTED] properties.

The Developer planned to delay any Flood Study until approval was granted, "adjust the fill levels if needed".

Now a site elevation of 3 metres is in the plan with no apparent justification.

This is additional cause for the Council to deny the Application because of the changes.

No acoustic assessment of the development's noise impact exists anywhere in the application. A permanent camp kitchen, recreation area, and 500+ predicted hospitality workers adjacent to properties, will fundamentally and permanently impact the tranquility of all neighbouring residents. Yet this impact has not been studied.

Climate Change is most definitely upon us. This cannot be ignored when assessing projects that will be still with us over a number of years.

The proposed sewage infrastructure compounds my concern. A pressure main is bored under Crees Creek — a tidal waterway in a High Hazard Storm Tide zone — to connect to the existing pump station on Endeavour Street. Sewage calculations for 198 persons despite the development housing potentially 526 or more at 100 Endeavour Street. No capacity assessment of the existing pump station has been provided. The council has acknowledged the pumps may need upgrading — to be sorted out after approval.

I moved to this property because of its peace, its natural setting, and its community character. This development threatens all three — and the basic technical studies to assess that threat have not been done.

I request that I be notified of the decision on this application and provided with the same rights as a properly made submitter.

Yours sincerely,

