

Form 56—Submission about a Development Application

To: The Chief Executive Officer, Douglas Shire Council

By Email: enquiries@douglas.qld.gov.au

Delivery Address: PO Box 359, Mossman QLD 4873

RE: DEVELOPMENT APPLICATION OBJECTION SUBMISSION

- **Application Reference:** CA-2025_5732/1
- **Applicant:** Krystal Marie DeMenna C/- Hardy Town Planning
- **Proposed Development:** Material Change of Use for a Tourist Park (150 sites), Workers' Accommodation, Caretaker's Accommodation, and Operational Work (Advertising Sign)
- **Property Location:** Lot 2 Captain Cook Highway, Lot 3 AP15871, Crees Creek, and Lot 168 Endeavour Street, Port Douglas QLD 4877

Submitters' Details

- **Full Name(s):** [REDACTED]
- **Primary Contact Phone:** [REDACTED]
- **Email Address:** [REDACTED]
- **Postal Address:** [REDACTED]
- **Property Address (if different from above):** [REDACTED]
[REDACTED]

Grounds of Objection

As a properly made submission under the Planning Act 2016, I/we formally object to the proposed development application CA-2025_5732/1 on the following strategic planning and environmental grounds:

1. Severe Flood Risk and Lack of Cumulative Flood Impact Assessment

- The subject site is heavily constrained, sitting directly within or adjacent to mapped 100-year flood lines, Crees Creek catchments, and high-risk storm tide hazard zones under the Douglas Shire Planning Scheme.
- The applicant's proposal to clear and fill approximately 3 hectares of natural floodplain to establish the tourist park presents a severe threat to local hydrological patterns.
- Without a comprehensive, independently verified catchment-wide flood study, there is no scientific assurance that this significant fill will not displace floodwaters onto neighbouring residential zones, commercial properties, or critical access routes like the Captain Cook Highway.

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2. Inadequate Sewerage and Waste Infrastructure Capacity

- The scale of the proposed 150-site tourist park combined with workers' accommodation will place an unsustainable burden on the localized sewage network.
- The proposed pressure main route across ecologically sensitive areas poses an unacceptable environmental risk of spill or rupture. The community lacks confidence that the current Douglas Shire Council wastewater infrastructure can safely absorb the peak seasonal demand generated by this project.

3. State Transport Corridor Impacts & Traffic Safety

- *The development introduces high-volume, transient traffic—including heavy vehicles, caravans, and motorhomes—directly onto the Captain Cook Highway corridor.*
- *The turning movements, acceleration, and deceleration zones required for a 150-site tourist park at this specific location present clear traffic conflicts. Despite conditions proposed by the State Assessment and Referral Agency (SARA), the intensification of use remains fundamentally unsafe for this high-speed stretch of the highway.*

4. Out of Character and Environmental Degradation of Crees Creek

- *The density and nature of the proposed tourist park and workers' accommodation are entirely inconsistent with the environmental values of the Crees Creek interface.*
- *The clearing of native vegetation, intensive earthworks, and subsequent light, noise, and runoff pollution during both construction and operational stages will permanently degrade local biodiversity corridors and conflict with the environmental protection objectives of the local planning scheme.*
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- **Declaration & Signature**
- *By submitting this document, I/we register our formal objection and request that the Douglas Shire Council refuse application CA-2025_5732/1 in its entirety.*
- *As a formal submitter, I expect to be kept informed of all further stages of the evaluation process, including any amended plans, officer reports, and the final decision notice.*


Date: 9th September, 2026