

[REDACTED]

From: [REDACTED]
Sent: Thursday, 10 September 2026 11:47 AM
To: Enquiries
Cc: [REDACTED]
Subject: Crees Creek Development Application CA 2025_5732/1 – Lot 2 Captain Cook Highway, Port Douglas

Dear Assessment Manager,

My name is [REDACTED] and I live at [REDACTED] Port Douglas. I am writing to object to Development Application CA 2025_5732/1.

I recognise the need for appropriate worker accommodation in Port Douglas. My concern is whether this particular flood-affected site is suitable for a development of this scale and whether the impacts on surrounding residents, infrastructure and the environment have been adequately resolved before approval.

I've gone through the current application documents and Council's requests. There are several legitimate concerns I have that must be examined and followed up.

My particular concerns are:

+Flooding and fill: Most of the development area is flood-affected. Council originally said a local flood study was essential. A draft study now exists, but the final flood modelling, final fill levels and mitigation of off-site flood impacts are still proposed to be worked out later at Operational Works stage. The draft modelling has already identified some off-site increases in flood levels requiring mitigation.

+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 possible upgrades are still to be finalised. Council should require evidence that the existing system can safely handle the development at its maximum permitted occupancy.

+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 should consider whether its actual scale and intensity are compatible with the purpose of that zone.

+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 future residents may walk or cycle. DTMR has given only in-principle support to the proposed path; detailed design is still required.

+Noise and residential amenity: Council asked for more information about noise and impacts on nearby homes. The developer mainly proposes buffers, an onsite manager, quiet hours and a future Operational Management Plan. Residents can reasonably ask for proper evidence of expected noise impacts before approval.

+Acid sulfate soils: The developer acknowledges that acid sulfate soils may be present and that sewer/pump-station works may disturb them, but no acid sulfate soil testing has yet been carried out.

+Crees Creek/environment: The sewer crosses Crees Creek and part of the subject site is associated with the Great Barrier Reef Coast Marine Park. Council should ensure all relevant environmental requirements are properly addressed, and whether the EPBC Act applies.

+Electric ants: The site is within an official electric-ant restricted area. Biosecurity Queensland movement controls apply to regulated materials from restricted areas. Council and the developer should demonstrate how the development will comply with these requirements throughout site preparation, construction and ongoing operations, including movement of soil, vegetation, machinery and other high-risk materials.

+Wildlife/vegetation: I have [REDACTED] years of observations of wildlife, birds, possums, flying foxes using the area. A wildlife and environmental study must be undertaken prior to any consideration of alteration of this land.

I would also suggest that, whilst we are still in Disaster Recovery from Jasper and ensuing floods, we consider carefully and with much foresight any development near waterways. With residential developments all up the East Coast of Australia now experiencing floods; let's be a Smart Shire and not build in areas where we are extremely likely to increase flooding and flooded households.

I ask Council to refuse the application in its present form, or at minimum not approve it until the outstanding flood, sewer, access, biosecurity, environmental and amenity issues have been satisfactorily resolved.

Please acknowledge receipt of this submission and confirm that it is a properly made submission. I also request to be notified of Council's decision.

Kind regards,

[REDACTED]