

10 September, 2026

Dear Jenny,

Re: Objection to Development Application CA-2025 5732/1

I wish to lodge this submission objecting to the above DA, concerning the proposed development adjacent to Crees Creek, Port Douglas on [REDACTED] Port Douglas.

[REDACTED] years and [REDACTED] of the property.

We have significant concerns about the potential impact of the proposed development on [REDACTED] the surrounding residential area.

Our principal grounds of objection are as follows:

Flooding

The proposed development involves substantial filling of land immediately adjoining the Crees Creek floodplain.

We are concerned that reducing the existing flood-storage capacity may alter the movement, depth or velocity of floodwater and storm-tide water through the Crees Creek system.

[REDACTED] Crees Creek and [REDACTED] potentially exposed to any adverse change in flooding conditions caused by filling or development upstream or adjacent to the creek.

Before any development is approved, we believe Council must be satisfied through extensive modelling that the proposal will not increase flood levels, flood volume or flood risk affecting [REDACTED] residential properties.

Given the location of the development within a flood-sensitive area, we believe this assessment should be undertaken conservatively and independently reviewed.

Sewerage

We are also concerned about the proposed sewerage connection associated with a development capable of accommodating several hundred people.

The proposed sewer infrastructure appears to pass beneath Crees Creek and connect into the existing sewerage network near Endeavour Street.

The proximity of this infrastructure to [REDACTED] makes the capacity and reliability of the sewerage system particularly important.

Council should be satisfied before approval that the existing pump station and downstream sewer network can accommodate the additional load, including during periods of heavy rainfall when inflow and infiltration into the sewer network may already be elevated.

There should also be appropriate safeguards against pump failure, power failure, sewer overflow and any possible discharge into Crees Creek or backup into the surrounding residential network.

Given the environmental sensitivity of Crees Creek and its proximity to existing homes, we don't believe these issues should be left to be resolved after development approval.

Noise and residential amenity

We are concerned about the effect that a large tourist park and workers' accommodation facility may have on the amenity of the established residential area around Egret Close and Endeavour Street.

Accommodation for several hundred people, together with communal kitchens, recreation areas, vehicles and general activity, has the potential to generate substantial evening and night-time noise.

The open creek corridor between the development and nearby homes may also allow noise to carry directly towards residential properties.

A comprehensive acoustic assessment should therefore be undertaken before approval, with particular consideration given [REDACTED] residences closest to the development.

Appropriate operating hours, noise limits and enforceable management controls should also form part of any assessment of the proposal.

Scale and location of the development

We recognise that Port Douglas has a genuine need for workers' accommodation and tourist accommodation.

Our objection is not to providing that accommodation in principle, our concern is whether a development of this scale is appropriate on this particular site given its floodplain location, proximity to Crees Creek and close relationship to an established residential neighbourhood.

The need for additional accommodation should not override the obligation to demonstrate that existing residents, properties and the environment will not be adversely affected.

Conclusion

For these reasons, we request that Douglas Shire Council **refuse Development Application CA-2025_5732 in its present form.**

Alternatively, Council should not approve the proposal unless comprehensive flooding, sewerage, environmental and acoustic assessments demonstrate that the development will not materially increase risks or impacts affecting 10 Egret Close and the surrounding residential area.

Kind regards,

