

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 11 August 2026 7:49 PM
To: Enquiries
Subject: Letter of support - CA 2025_5880/1 - 71-85 Port Douglas Road PORT DOUGLAS

11 August 2026

Douglas Shire Council
64-66 Front Street
Mossman QLD 4873

RE: Development Application – 71–85 Port Douglas Road, Port Douglas
Letter of Support – Provision of Smaller Freehold Residential Lots

Dear Chief Executive Officer and Planning Team,

I am writing to express my strong support for the proposed development at **71–85 Port Douglas Road, Port Douglas**, particularly the provision of smaller freehold residential lots within the development.

I have worked as a local real estate agent in the **Douglas Shire** [REDACTED] and, during that time, have gained extensive knowledge of the local property market, housing demand and the changing needs of our community. I have witnessed first-hand the significant growth and evolution of Port Douglas and the increasing difficulty for many buyers to secure appropriately priced land within the town.

In my professional opinion, there is a genuine and ongoing demand for **smaller, more affordable freehold lots** in Port Douglas.

The availability of appropriately sized freehold land is important to the continued growth and sustainability of our community. Over many years, I have seen buyers actively seeking opportunities to purchase land and build their own homes, however, the supply of smaller lots has remained limited. The cost and availability of suitable land can be a significant barrier, particularly for local residents, younger buyers, families and people looking to establish themselves in the Douglas Shire.

The proposed development has the potential to provide a broader range of land opportunities and, importantly, create a product that is more accessible to a greater segment of the local market.

From a real estate perspective, I believe that providing a variety of lot sizes and price points is essential for a healthy and sustainable property market. A development that includes smaller freehold lots would help diversify the local housing market rather than simply adding further high-end or large-lot properties.

There is also a broader community benefit. New residential opportunities can support the continued growth of Port Douglas by providing opportunities for people to live locally, build homes, invest in the area and contribute to the local economy. A growing population requires an appropriate supply of housing and land, and I believe developments such as this can play an important role in meeting that demand.

Port Douglas has changed considerably over the past two decades. As the town has grown, so too has the demand for residential property. However, the availability of suitable freehold land has not always kept pace with that demand. In my experience, there is a clear market for smaller lots that allow purchasers to enter the local property market without having to acquire a large parcel of land at a substantially higher cost.

I therefore believe that the proposed development at **71–85 Port Douglas Road** is consistent with the ongoing growth of Port Douglas and has the potential to make a positive contribution to the local housing and property market.

I respectfully encourage Douglas Shire Council to give favourable consideration to the development application, particularly in recognition of the need for greater diversity in the size and affordability of freehold residential land available within Port Douglas.

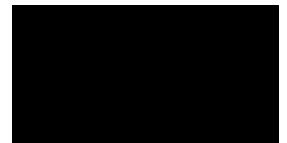
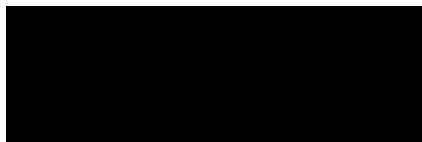
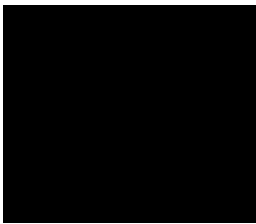
I am pleased to provide this letter in support of the application based on my [REDACTED] **experience working within the Douglas Shire real estate market.**

Should Council require any further information regarding local property market conditions, buyer demand or the need for smaller freehold lots, I would be happy to provide further comment.

Yours sincerely,

[REDACTED]

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