

SARA reference: 2602-50776 SRA  
Council reference: CA 2025\_5878/1 (Doc ID 1341357)  
Applicant reference: 2025-0031 Wonga Beach Resort

30 June 2026

18 Oasis Street Pty Ltd  
C/- Kelly Reaston Development and Property Services  
2/51 Sheridan Street  
CAIRNS QLD 4870  
kelly@kellyreaston.com.au

Attention: Kelly Reaston

Dear Kelly

## **SARA advice notice—Preliminary Approval (Variation Request) and Material Change of Use for Wonga Beach Resort at 18 Oasis Drive, Wonga Beach**

(Advice notice given under section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with State code 6: Protection of state transport networks (State code 6) of the State Development Assessment Provisions, version 3.5 (SDAP).

Subsequent to your response of 17 June 2026 to SARA's information request, SARA has reviewed the information you provided and as per the email on 30 June 2026 the following issues with the proposed development application have been identified:

### **1. Intersection delay assessment**

In reviewing your response, a Traffic Impact Assessment (TIA) has been submitted. While it does not appear as if the development itself has changed from the original submission, the updated TIA advises that the resort will generate higher traffic volumes than previously advised.

Specifically, the TIA advises that the resort will:

- generate between 336 and 518 vehicle trips per day with an estimated peak hour traffic generation of 50 – 75 vehicle movements; and
- increase the local road traffic by an estimated 12.5% to 19%.

Based on the higher traffic numbers provided in the updated TIA, it is likely that the development traffic would exceed 5% of the base traffic for some movements in the design peak period at the Mossman-Daintree Road / Wonga Beach Road intersection.

Therefore, under the Guide to Traffic Impact Assessment the Mossman-Daintree Road / Wonga Beach Road intersection should be assessed to determine the delay impact and if any mitigation is required.

***Response requested:***

Please provide the following information:

- Intersection traffic counts to determine base traffic and current turning movements at the Mossman-Daintree Road / Wonga Beach Road intersection.
- If development traffic exceeds 5% of the base traffic for any movement in the design peak periods in the opening year(s), an intersection delay assessment should be undertaken in accordance with the Department of Transport and Main Roads' Guide to Traffic Impact Assessment, available at: <https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment>.
- Where intersection delay impacts are identified, propose recommendations to ameliorate the development's impact on the state-controlled intersection.

**Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA.**

**How to respond**

It is recommended that you address these issues promptly and provide a response to SARA by **2 June 2026**.

If you decide not to respond, your application will be assessed and decided based on the information provided to date.

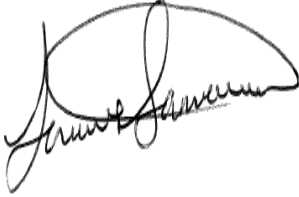
Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Poppy Ellis-Southwell, Principal Planning Officer, on (07) 5644 3214 or via email [CairnsSARA@dsdilgp.qld.gov.au](mailto:CairnsSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Javier Samanes', written in a cursive style.

Javier Samanes  
Manager

cc Douglas Shire Council, [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)