

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

16 March 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 information request—Preliminary Approval (Variation Request) and Material Change of Use for Wonga Beach Resort at 18 Oasis Drive, Wonga Beach

(Notice issued under section 12 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) has undertaken a preliminary review of the material provided in support of the above referenced application which was deemed properly referred on 5 March 2026.

From this review, SARA has identified a range of matters relating to State code 8: Coastal development and tidal works (State code 8) and State code 6: Protection of state transport networks (State code 6) of the State Development Assessment Provisions, version 3.5 (SDAP) to draw to your attention.

1. Associated earthworks

In reviewing the application material, the proposed material change of use involves operational work for extractive, excavating or filling. However, the application material does not include an earthworks/cut and fill plan to enable an assessment against State code 8 of the appropriateness of the proposed development in its location and for appropriate conditioning.

Response requested:

Please provide a detailed earthworks / cut and fill plan.

2. Water quality

In reviewing the application material, a response to Performance outcome (PO) PO13 of State code 8 has not been provided. A Preliminary Civil Engineering Development Application Report has been provided in Attachment 5 which outlines the proposed stormwater management strategy. However, there

is no information or discussion provided regarding water quality at the point of discharge within this report.

Response requested:

Please provide further information to demonstrate that the proposed development:

- maintains or enhances environmental values of receiving waters
- achieves the water quality objectives of Queensland waters
- avoids the release of prescribed water contaminants to tidal waters.

3. Public passenger transport – private bus setdown

In reviewing the application material, the proposed development will accommodate tourists and host events and is in an area that is not serviced by urban bus services. It is therefore likely to generate demand for a private bus/coach set down to accommodate groups arriving by coach, airport shuttles or guest excursions. The submitted material has not demonstrated how this demand can be accommodated by the development.

Response requested:

Please provide sufficient information to demonstrate how the proposed development will comply with PO26 – PO31, Table 6.3 of State code 6. In particular, you should provide revised proposal plans and traffic engineering information demonstrating:

- What the maximum design vehicle will be for the development. Adequate bus parking capacity should be provided for the demand generated by the development for the setdown of buses, coaches, shuttles or mini-buses, for the day-to-day operation of the development and any events. This should consider the demand for a bus setdown facility (parallel to the kerb in a bus zone).
- The maximum design vehicle for a private/chartered coach/bus should be a single unit rigid bus of 14.5m in length, particularly, if the development intends to cater for groups. Note: a facility designed to accommodate a 14.5m bus is also able to accommodate an airport shuttle (mini-bus and trailer) or the concurrent setdown of two mini-buses and therefore provides a flexible loading zone.
- The maximum design vehicle can safely circulate within the site without conflicting with other parked vehicles and manoeuvre into and out of the bus zone/s, pull up parallel to kerb moving in a forward direction at all times. This should be demonstrated through a Registered Professional of Queensland (RPEQ) certified swept path analysis. The design of the bus setdown facility will need to allow for entry and exit tapers so that buses can move in a forward direction at all times. Guidance on suitable dimensions can be obtained from Chapter 5 – Bus Stop Infrastructure of the Public Transport Infrastructure Manual 2015, available at:

<https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Public-transport-infrastructure-manuals>

The swept path analysis should also demonstrate that the maximum design vehicle can pass other vehicles parked in the passenger loading zone.

- Private bus parking can comply with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the *Disability Discrimination Act 1992*.
- The private bus setdown facility should be separate from passenger loading zones for taxis, rideshare, private vehicles and service vehicle loading zones to avoid vehicle conflicts and maximise safety, efficiency and bus parking capacity.
- Safe, direct, convenient and inclusive pedestrian access between the private bus setdown facility and the pedestrian entry to the development (for example, resort lobby). Pedestrian crossing

arrangements should be at the start (before) or end (after) of the bus zone and should not traverse the zone.

How to Respond

In accordance with section 13 of the Development Assessment Rules (DA Rules), you have three months to respond to this Information Request. The due date of a response to SARA is **16 June 2026**.

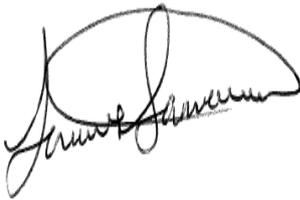
You can choose to respond to all, some, or none of the matters raised in this notice.

If you decide not to respond to the matters raised, SARA will finalise its assessment on the material provided to date in support of the application.

It would be appreciated if you would provide your response to SARA 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 who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Javier Samanes', written over a faint, illegible printed name.

Javier Samanes
Manager

cc Douglas Shire Council, enquiries@douglas.qld.gov.au