

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

12 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

Notification of removal of assessment jurisdiction— Preliminary Approval (Variation Request) and Material Change of Use for Wonga Beach Resort at 18 Oasis Drive, Wonga Beach

(Related to section 49 of the *Planning Act 2016*)

Your development application for the following premises was properly referred to the State Assessment and Referral Agency (SARA) on 24 February 2026.

Location details

Street address: 18 Oasis Drive, Wonga Beach
Real property description: Lot 2 on SP259953
Local government area: Douglas Shire Council

SARA has commenced assessment of your development application and has formed the view that the following jurisdiction does not apply:

- Schedule 10, Part 6, Division 3, Subdivision 3, Table 2, Item 1—Reconfiguring a lot involving removal, destruction or damage of marine plants.

The reasons for this view are:

- The marine plant list appended to the marine plant survey report does not identify species that are characteristic of marine plants, particularly within Area 1, where the proposed works are located.
- The species observed as predominant within Area 1 are not typically associated with tidal wetlands that maintain connectivity to the marine environment, indicating that such connectivity is absent.
- The footpath located at the northeastern extent of Area 1 appears to be functioning as a bund, restricting tidal exchange and preventing the establishment of marine plant species.
- The wetland feature within Area 1 is therefore most likely a depression which, although situated below the level of highest astronomical tide, lacks connection to the marine environment and does not experience tidal influence. As such, the feature does not meet the definition of tidal land under the *Fisheries Act 1994*, which is defined as:
“Tidal land includes reefs, shoals and other land permanently or periodically submerged by waters subject to tidal influence.”
- Accordingly, the vegetation present within the wetland feature does not constitute marine plants.

For further information please contact Poppy Ellis-Southwell, Principal Planning Officer, on (07) 5644 3214 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
Manager

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