

5 January 2026

Enquiries: Jenny Elphinstone
Our Ref: CA 2025_5878/1(Doc ID 1341260)
Your Ref: 2025-0031 WONGA BEACH RESORT

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

18 Oasis Street Pty Ltd
C/ Kelly Reaston Development and Property Services
Unit 2
51 Sheridan Street
CAIRNS QLD 4870

Email: kelly@kellyreaston.com.au

Attention Ms Kelly Reaston

Dear Madam

ACTION NOTICE
(in accordance with Section 3.1 of the Development Assessment Rules)

Reference is made to the development application lodged with Council on 19 December 2025.

The application is not a properly made application in accordance with Section 51(5) of the *Planning Act 2016*.

Applicant Details

Name: 18 Oasis Street Pty Ltd A.C.N. 671 516 840
Postal Address: C/ Kelly Reaston Development and Property Services
Unit 2
51 Sheridan Street
Cairns Qld 4870
Email: kelly@kellyreaston.com.au

Property Details

Street Address: 18 Oasis Drive Wonga Beach
Real Property Description: Lot 2 on SP259953
Local Government Area: Douglas Shire Council

Application Details

Application Number:	CA 2025_5878/1
Nature of Development Proposed:	Combined Application for: <ul style="list-style-type: none">A. Preliminary Approval that includes a Variation Approval for Material Change of Use seeking Use Rights Consistent with the Tourist Accommodation Zone; andB. Development Permit for a Material Change of Use for Resort Complex for:<ul style="list-style-type: none">i. Tourist Short-Term Accommodation (Sixty-six (66) Dwelling Units);ii. Food and drink Outlet (Restaurant and café);iii. Bar;iv. Function Facility (Conference Centre);v. Environmental Facility (Interpretative Centre);vi. Shop (Spa); andvii. Indoor Sport and Recreation (Gym Facilities).
Description of the Development Proposed:	Combined Application for: <ul style="list-style-type: none">A. Preliminary Approval that includes a Variation Approval for Material Change of Use seeking Use Rights Consistent with the Tourist Accommodation Zone; andB. Development Permit for a Material Change of Use for Resort Complex for:<ul style="list-style-type: none">i. Tourist Short-Term Accommodation (Sixty-six (66) Dwelling Units);ii. Food and drink Outlet (Restaurant and café);iii. Bar;iv. Function Facility (Conference Centre);v. Environmental Facility (Interpretative Centre);vi. Shop (Spa); andvii. Indoor Sport and Recreation (Gym Facilities).

Reasons why the application is not properly made

The following is a statement of reasons why the application is not a properly made application:

1. insufficient information has been provided in order to calculate the application fee that is yet to be paid. Council's fees and charges state that a fee can be applied to area charges, beyond a GFA calculation.
2. Mandatory required sections of the forms have not been correctly completed.

Environmentally Relevant Activity (ERA)

The development will require a non-devolved ERA approval for the proposed onsite wastewater treatment. The application forms do not include an ERA application. Clarification is required that the ERA will be separately pursued.

Actions to be undertaken

The following actions must be undertaken in order to make the application a properly made application:

1. Provide the floor area calculations for the areas highlighted in yellow on the Facility Building plan, levels 1 and 2, as attached so that the resort fee can be adequately determined and pay the fee once the invoice is issued; and

2. Where the application involves the ERA, at this stage, the ERA needs to be included in the application and the Form 1 amended.

Due Date

Please note that in accordance with section 3.7 of the *Development Assessment Rules*, the application will be taken to have been not made if the above actions are not complied within 20 business days of this action notice unless otherwise agreed.

If the requirements within this notice are not undertaken within this period, Council will return the application and refund any paid application fee as soon as practicable.

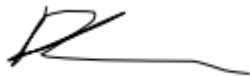
The assessment period for the application will not commence until the application is taken to be properly made.

Other

Please quote Council's application number: CA 2025_5878/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

**CENTRAL PUBLIC BUILDING
REQUIRED CAPPARKING SPACES
TOTAL 48 NO.**

LEVEL 1
OFFICE SECTION GFA 540 sqm
PARKING NO. = 11 NO.

BAR/RESTAURANT GFA 590 sqm
PARKING NO. = 12 NO.

LEVEL 2
GYM/SPA COMPLEX GFA 595 sqm
PARKING NO. = 12 NO.

BAR/RESTAURANT GFA 620 sqm
PARKING NO. = 13 NO.

Parking Calculation Note:
Resort Complex
- Short Term Accommodation standard for accommodation component and Food and Drink Outlet for restaurant component.

Precinct 5: Town centre precinct in the Mossman local plan: 1 space per 50m² of Gross floor area (GFA), and outdoor dining area.

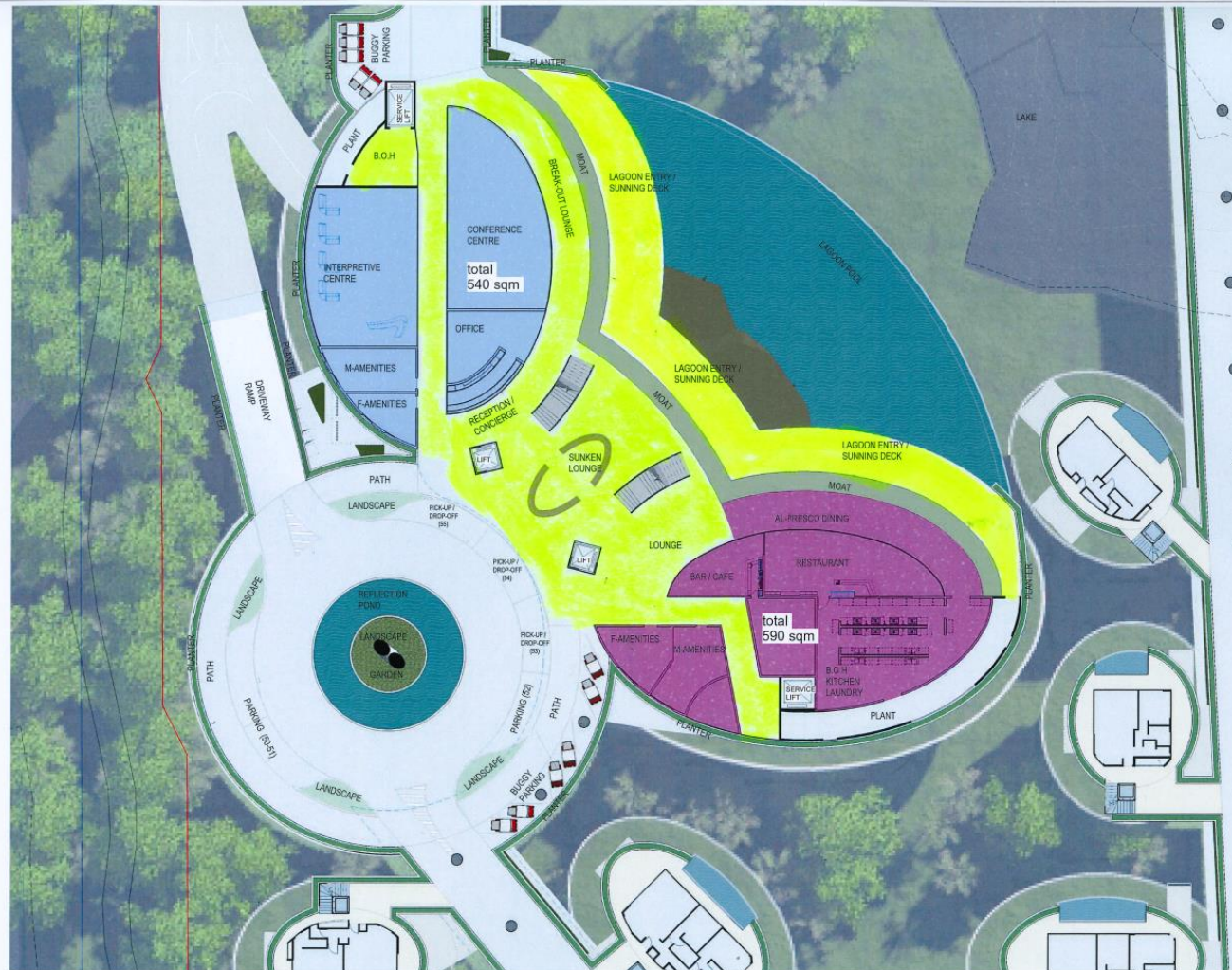
**CENTRAL BUILDING PROPOSED
CAR PARKING
55 NO. TOTAL**

- GROUND LEVEL 49 NO.
- LEVEL 1 6 NO.

INCLUDING
2 NO. DISABLED PARKING SPACES
3 NO. DROP-OFF SPACES @L1
2 NO. SERVICE LOADING BAYS

**PROPOSED BICYCLE PARKING
24 NO. TOTAL**

General 1 space per 100m² of Gross floor area (GFA), and outdoor dining area.



FACILITY BUILDING _ L1 PLAN 1:200 @ A1

WONGA RESORT

WONGA BEACH, QLD

CENTRAL BUILDING PLAN_LEVEL 1

Scale

Date 05/12/2025

TOWN PLANNING



CWA
Charles Wright Architects

2025 WONGA RESORT
WONGA BEACH, QLD
WONGA BEACH, QLD
WONGA BEACH, QLD

1:200 @ A1
1:200 @ A1
1:200 @ A1

JWB

WG01

DATE: 05/12/2025
A112

REV

SD2

DATE: 05/12/2025

**CENTRAL PUBLIC BUILDING
REQUIRED CAPARKING SPACES
TOTAL 48 NO.**

LEVEL 1
OFFICE SECTION GFA 540 sqm
PARKING NO. = 11 NO.

BAR/RESTAURANT GFA 590 sqm
PARKING NO. = 12 NO.

LEVEL 2
GYM/SPA COMPLEX GFA 595 sqm
PARKING NO. = 12 NO.

BAR/RESTAURANT GFA 620 sqm
PARKING NO. = 13 NO.

Parking Calculation Note:
Resort Complex
- Short Term Accommodation standard
for accommodation component and
Food and Drink Outlet for restaurant
component.

Precinct 5: Town centre precinct in the
Mossman local plan: 1 space per 50m²
of Gross floor area (GFA) , and outdoor
dining area.

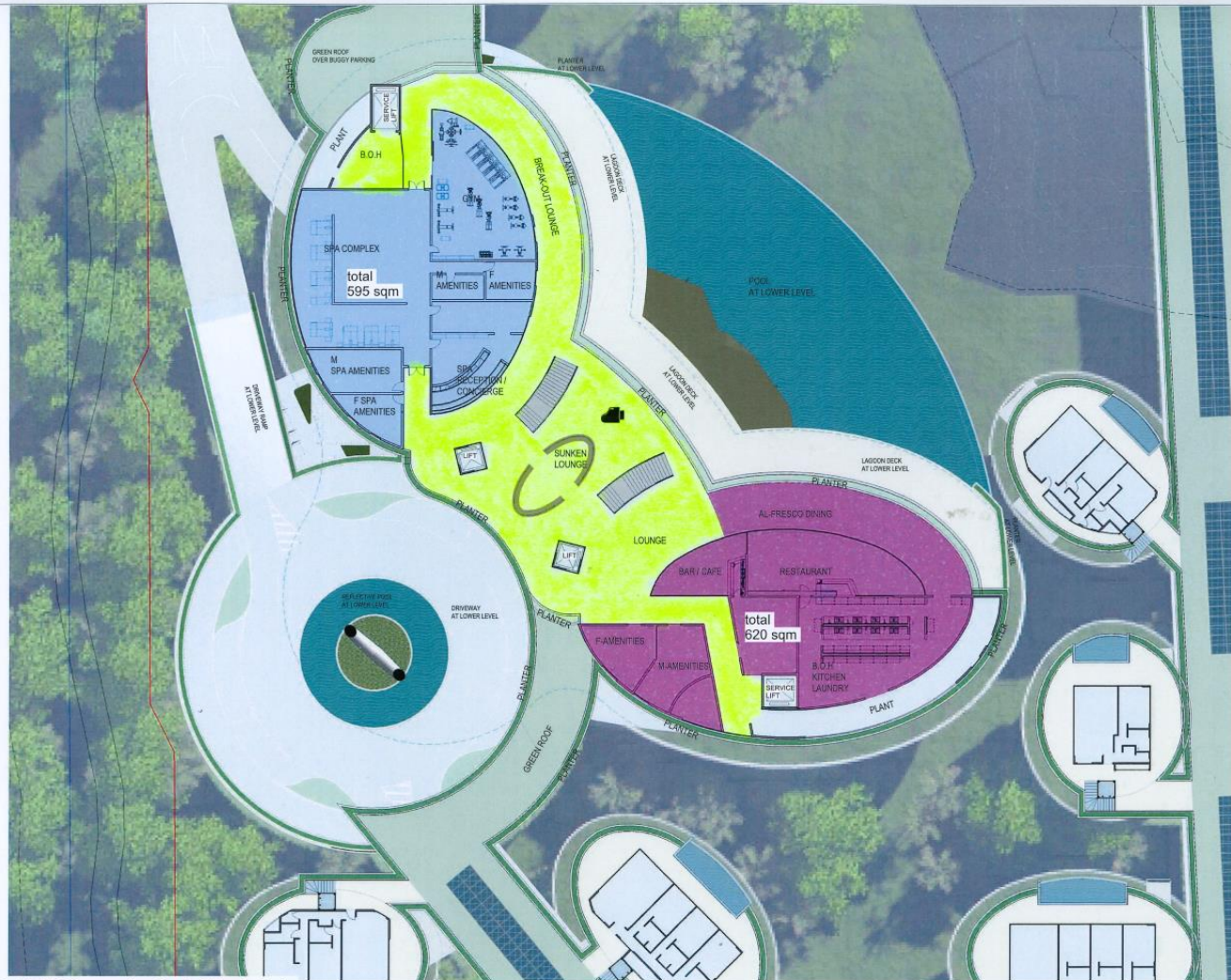
**CENTRAL BUILDING PROPOSED
CAR PARKING
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- GROUND LEVEL 49 NO.
- LEVEL 1 6 NO.

INCLUDING
2 NO. DISABLED PARKING SPACES
3 NO. DROP-OFF SPACES @L1
2 NO. SERVICE LOADING BAYS

**PROPOSED BICYCLE PARKING
24 NO. TOTAL**

General 1 space per 100m² of Gross
floor area (GFA) , and outdoor dining
area.



FACILITY BUILDING _ L2 PLAN 1:200 @ A1

WONGA RESORT

WONGA BEACH, QLD

CENTRAL BUILDING PLAN_LEVEL 2

TOWN PLANNING



CWA
Charles Wright Architects

2025/01/12
2025/01/12
2025/01/12

1:200 @ A1
1:200 @ A1
1:200 @ A1

WG01

A113

SD2

2025/01/12