

4 February 2026

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Enquiries: Jenny Elphinstone
Our Ref: CA 2025_5878/1 (Doc ID 1341375)
Your Ref: 2025-0031 WONGA BEACH RESORT

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

INFORMATION REQUEST (Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was properly made on 28 January 2026.

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
Approval Sought: Preliminary Approval and Development Permit

Nature of Development Proposed:	<p>Combined Application for:</p> <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; and B. 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); and vii. Indoor Sport and Recreation (Gym Facilities).
Description of the Development Proposed:	<p>Combined Application for:</p> <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; and B. 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); and vii. Indoor Sport and Recreation (Gym Facilities).

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

Application Details

1. Please advise whether there is any intention to display advertising devices and if so, please amend the application accordingly.

Social and Economic Impacts

2. Please provide a report from a suitably qualified person on the social and economic impacts of the development on the Wonga beach community, the local surrounds and Port Douglas.

Design Plans

The Architect's drawings include details that occur on land that is not part of the application and do not depict the current development in the area. For example, plans include landscaping on neighbouring land, being land other than the land included in the application. Further the plans have an underlying image of existing development that is out of date.

3. Please provide an amended set of the Charles Wright Architect drawings and perspectives that depicts only the current development on the land over which the application has been made and that reflect an underlying image of current built form. The plans should not include any additional landscaping elements to land that is not part of the application.
4. Please provide an amended copy of the Planning report that includes the updated images of the development without the embellishment of landscaping that is not part of that to occur on the land.

Electricity

5. On all site plans plot the existing Ergon Energy overhead powerlines traversing the site and confirm the offset from the overhead power lines to the proposed development.
6. Please provide detail of any intended relocation of or change to the existing electricity utility service to the site and the distribution network servicing surrounding land.
7. Please advise whether there any intention to connect the power generated by the roof solar systems to be distributed off-site.
8. Please advise of the capacity and detail of any battery storage on the land.

Plan Details

9. On the Charles Wright Architect Drawing A014 please include the setback distance of the "Covered walkway" (as per the legend on drawing A013) from the south-eastern boundary of the neighbouring Lot 1 on SP259953.
10. Please clarify the access to the lagoon Entry / Sunning Deck and Lagoon Pool on the Charles Wright Drawing A112. Access appears prohibited by a moat and a plant area.

Materials and Finishes

11. Please advise where the curtain wall tint glass will be installed and the reflective properties of this material.

Landscaping

12. Please provide a landscape plan for the design. The landscape plan needs to identify the proposed species and what is the expected growth heights from the initial post construction phase, 1, 5, 10 and 20 years thereafter. Where it is anticipated a particular height will be achieved, please advise the anticipated time-line for the vegetation to achieve this height. The landscape plan needs to include the proposed green roof landscaping details.

Vehicle Access

The design appears to utilise the adjacent road, along the western boundary, for vehicle access within the site. This would appear to conflict with the public footpath in this road area.

13. Provide a full concept of the road from the cul-de-sac end to the reception confirming the road with verge widths and offsets and confirm how the existing footpath and bicycle link will be accommodated.
14. Please provide the civil drawings for any upgrade to Oasis Drive, in respect to the intended demands on this road and the FNQROC Development Manual standards as a result of this development. The access point to the site should be a single point, beyond which the development is contained in the land.
15. Please provide an updated traffic report referencing the FNQROC Development Manual and the trip generation of 10 trips per equivalent villa. The parking assessment needs to adopt parking demand rates from the Scheme.

Advice Note: the submitted Civil Engineering report quotes traffic generation rates but does not provide the technical reference document supporting the proposed rates. The rates adopted are less than adopted in the FNQROC Development Manual.

It is understood the under-croft access to the villas will be two-way access. The supporting pylons appear to be regularly spaced. In some instances, the location of these pylons causes conflict with vehicles entering or exiting the villa parking on the ground level where a vehicle needs to "crossover" to enter or leave a site.

16. Please clarify how vehicle movements can occur without causing vehicle or pedestrian conflicts. Turn Path analysis should be provided to address this query.
17. Please clarify the proposed Level 1 access – whether this is single way or two-way vehicle movements.
18. Please clarify the arrangement of vehicle /pedestrian flows and separation to ensure there is no vehicle or pedestrian movement conflicts.

The Level 2 Plan A102 does not identify an access walkway at this level, only a roof. However, the villas appear to have a link access on this plan as also indicated on the individual villas on drawing A610.

19. Please clarify the Level 2 access walkway.
20. Please provide detail of the nature of the vehicles to utilise the upper access circulation ring and that sufficient turnaround is available at the most northern point of the Central building to cater for these vehicles.
21. Please amend the Charles Wright Architect drawings to reflect the upgraded civil design access and vehicle movements above plans, required above.

Pedestrian Access

The Coastal Communities Local plan requires a public walkway adjacent to the foreshore boundary.

22. Please provide reasons why this feature is not included in the proposed development.

Construction and Future Maintenance

23. Please clarify the depth of piers and whether there is any intended excavation of the internal "lake" required for the development.
24. Please provide advice as to how the green roofs will be accessed for maintenance and repairs.
25. Please clarify how the landscaping in the hanging gardens, beyond the glass balustrades, will be accessed and maintained.

Onsite Wastewater Treatment

The Civil report states the onsite wastewater treatment facilities for each of the villas will be tank systems constructed on an elevated pad between the ground level and the ceiling of the under-croft area. While the water storage tanks and the swimming pools are detailed on the section plans, the wastewater treatment tanks are not included.

26. Please include these attributes on the elevation plans where they are visible above natural ground level.
27. Provide a report prepared by a suitably qualified profession identifying the proposed on onsite wastewater load demands and the proposed treatment infrastructure. The report must include an updated sewage disposal assessment based on the Australian Standard sewage loading rate of 200L per person per day and confirm any implications for the proposed infrastructure sizing. The report needs to substantiate the capability of the land and intended systems to sufficient cater for full occupancy during both the wet and dry seasons situations.

The report needs to include details on the proposed wastewater treatment systems including: the impact of sunlight and UV on the elevated above ground systems; the proposed elevation levels and extent of the outlet systems; and the intended disposal areas on the land.

Water Supply

28. Provide a report prepared and approved by a suitably qualified RPEQ Engineer that identifies the required loads for the whole of the development, the extent of capability for the development to provide for this load during wet and dry seasons and the need of any augmentation to Council's supply to cater for any required demand, including any augmentation required for firefighting purposes. The report needs to include considerations of water quality, in particular for any water harvesting, accessibility for maintenance of any harvesting infrastructure and full occupancy and demands for the development.

Stormwater

The application states stormwater, “can be effectively managed through a Water Sensitive Urban Design (WSUD) approach that integrates rainwater harvesting, bioretention systems, green roofs and the existing central lake. Stormwater runoff from roads, roofs balconies and driveways and parking areas will be treated prior to discharge, with flows temporarily detained within the lake system. This approach maintains the pre-development drainage characteristics, avoids any increase in discharge to the ocean and improves water quality outcomes across the site.”

29. Please provide a copy of the stormwater investigations, including detention calculations that support the above statement.
30. Please provide a drainage study prepared and endorsed by a suitably qualified RPEQ Engineer. The study is to include a flood and drainage model and associated drainage report for the pre and post development.

The model and drainage advice must include:

- a. Confirmation of the freeboard between the site finished levels and the 1% AEP rainfall run-off event flows;
- b. Confirmation how maintenance access will be maintained for the existing drainage flow path through the site;
- c. The advice must indicate the proposed access corridor width adjacent the top of bank for the drainage path through the site;
- d. Confirmation that the drain lining proposed and the batter treatment will ensure stability of the batters.
- e. Details of the detention system and the capability of this to cater for high rainfall events in the wet season and details of intensity of any discharge; and
- f. How will the drain in the southern part of the site be developed and maintained including provision for maintenance access adjacent the top of bank.

Storm Tide Inundation

Sections on Drawing A631 detail the Roof Level to have a maximum height Relative Level of 15.150m above the nominal natural ground Relative Level of 3.20metres.

Since the introduction of the Planning Scheme Council undertook further study of storm tide inundation by receipt of an Innovation Funding Grant from the State Government. The resultant Douglas Shire Council and JB Pacific Storm Tide Methodology Study was adopted by Council and is available on Council's website via the following link.

<https://douglas.qld.gov.au/download/Final-Version-Storm-Tide-Inundation-Methodologies-Study.pdf>

Council provides a free online Storm Tide Inundation property tool that interprets the Study for individual lots with mapping and identifying future development requirements. Refer to the following link for the Storm Tide Inundation Tool. The tool searches both via street address and lot and plan detail.

https://maps.douglas.qld.gov.au/trueview/dsc_storm/disclaimer

Council's most recent Storm Tide Inundation Methodology Study, adopted by Council at the Ordinary Meeting held on 27 January 2021, identifies a minimum finished floor level of Finished Floor level for habitable rooms is 3.7055 m AHD. This in turn would have an expected minimum finished site pad level of 3.4055m AHD. The proposed nominal natural ground level of 3.2m appears to be insufficient.

Link to Storm Tide Inundation Methodology Study -

<https://douglas.qld.gov.au/development/planning-services/general-enquiries-and-comments/>

31. Please provide advice as to why this proposed level of 3.2m AHD was chosen.

32. Please provide details of fill necessary to achieve this nominal natural ground level.

The minimum floor height for the building is 3.7055m AHD. It is understood the buildings have been setback away from the foreshore boundary having regard to discussions held with the State regarding the Coastal Management District and coastal erosion line.

33. Given these circumstances, please explain if there is any necessity and any other reasons for the development at Level 1 to have a Relative Level commencing at 7.840m AHD.

34. Please advise of the ability for the water tanks and onsite wastewater systems to be buried beneath the land surface and whether such change would reduce the overall height.

Visual Assessment

35. Please provide a visual amenity assessment report by a suitably qualified professional.

- The report is to consider the impact of the development on views from:
 - inside the eastern foreshore boundary;
 - the northern boundary from the neighbouring Lot 1 on SP259953.
 - inside the southern boundary;
 - inside the western boundary; and
 - the views from beyond these boundaries, that is from nearby dwellings to the south, west and north as well as from the foreshore and from 5km and 10km off-shore.
- The report is to include pre and post development instances to identify the impact and any change.

- c. The report is to include consideration of existing vegetation and proposed vegetation at stages of 1 year, 5 years, 10 years and 20 years growth. Where any current vegetation, beyond the property boundary is to be considered, a surveyed height of this vegetation must be provided. Height of existing and anticipated heights must be nominated and qualified by species type;
- d. Where a public access and walkway is included in the design, adjacent to the foreshore boundary, include the please provide a visual amenity assessment of the impacts of the development when viewed from this internal pedestrian walkway; and
- e. The assessment must include before dawn, daylight, dusk and evening times, illumination of villas and elevated swimming pools.

36. Provide overlooking diagrams from the elevated walkway and the villa balconies out beyond the site boundaries. Consideration of any new landscaping must be limited to that which can be established on the land or that currently exist, for the periods of 1 year, 5 years, 10 years and 20 years growth. Where any current vegetation, beyond the property boundary is to be considered, a surveyed height of this vegetation must be provided.

Geotechnical – Earthworks and Site Levels

The development appears to require very deep piled footings. The Planning Report accompanying the application states, *“Geotechnical investigations confirm that site conditions are suitable for the proposed piling methodology, with minimum risk of vibration or off-site impact during construction. This approach allows the development to respond sensitively to site constraints while maintaining natural drainage patterns and ground conditions.”*

- 37. Please provide qualified advice as to the depth of footings required.
- 38. Please supply a copy of the geotechnical investigations relied upon.

Beach Access

- 39. Please advise of any proposed access to the beach, including any constructed works, access point(s) and type of any intended vehicle access.

Crocodile Safety

- 40. Please advise of any proposed fencing or gates to inhibit crocodile access.

Due Date

The due date for providing the requested information is 4 May 2026 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

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



Leonard Vogel
Manager Environment & Planning