

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 15 July 2026 6:33 PM
To: Enquiries
Subject: Submission regarding Development Application CA 2025_5878: Resort Complex at 18 Oasis Drive

Attn: Douglas Shire Council Planning Department,

I am writing to provide a formal submission regarding the development application for the proposed resort complex at 18 Oasis Drive.

As a long-term resident of Wonga Beach, I support the idea of a resort on this site. I am particularly pleased to see the plan for a public beach access path (**Response to Council Information Request, Page 269, Landscape Concept Master Plan**), which formalizes the long-standing precedent for public beach access through this site during the years it has been vacant.

However, my support is focused on ensuring the new resort functions as a genuine community asset, similar to the legacy of the previous resort on this land (Redbacks). My biggest concern is access for locals to the restaurants and shops.

When the previous resort was operational, it served as a vital community hub where locals could go for dinner, use the pool, or visit the general store. The current plans appear to cater only to in-house guests, and it would be a significant shame to exclude the local community from these facilities.

1. Omission in the Strategic Framework I have reviewed the **Planning Report (Attachment 4), Section 8.1.4, Table 11, Item 3.7: Theme 4 – Strong Communities**. While the applicant claims the resort integrates sensitively with the community, their argument focuses entirely on "avoidance" - i.e., avoiding traffic impacts and visual bulk. There is a complete lack of commitment to integration or providing amenities for the community. The assessment fails to address how this development will foster social cohesion or contribute to the local identity, as encouraged by the Strategic Framework. Simply "not impacting" the neighbours is a low bar; a resort of this scale, which occupies land that historically served as a vital community hub, should actively contribute to the community it occupies.

2. Contradictory Assessment of "Destination" and Parking This lack of integration is further evidenced by the applicant's parking analysis in **Attachment 9 (Application, page 321)**. The applicant asserts that they "comply" with parking requirements, but this is based on a fundamental miscalculation. The standard parking rate for a Food and Drink Outlet is 1 space per 25 m², yet the applicant unilaterally adopts a reduced rate of 1 space per 50 m², justifying this by claiming the resort is of a *"managed, destination-based nature"* with a *"high degree of cross-utilisation."*

If the resort is a "destination" that reduces parking demand, it must be an open destination that welcomes the local community to "cross-utilise" those facilities year-round.

I urge the Council to make public access to these facilities a formal, enforceable condition of approval, ensuring that the "cross-utilisation" the applicant used to justify their reduced parking obligations includes the local community.

3. Offloading Infrastructure Impacts Furthermore, in **Attachment 9 (Application, page 323)** regarding **AO1.4**, the applicant states that if a patron requires RV parking, *"there is sufficient on-street parking available."* This contradicts their **Strategic Framework Assessment (Application, Attachment 4, page 121)**, which claims the resort will not impact the community. Pushing tourist RV traffic onto our local streets is a direct impact on the community. A "managed destination" should be managing its own traffic, not offloading its parking needs onto the Wonga Beach community.

4. Lighting and Visual Impact Finally, I am concerned about light spill from the units facing residential properties on the west side. The site photos in the plans do not show sufficient tree cover to provide an adequate buffer (**Response to Council Information Request, Page 332, Wonga_West Boundary_View South_Dusk_Final**). I currently experience light intrusion into my own bedroom from existing streetlighting on the western footpath, and the current vegetation is not dense enough to mitigate this. I request that the Council require a more robust landscape screening plan for the western boundary to ensure that light spill from the new resort units does not further impact the amenity of existing residents.

I ask that the Council works with the applicant to ensure these services are managed as a community-facing amenity that genuinely enhances the Wonga Beach community.

Thank you for your time and for considering the perspective of a local resident. I would appreciate confirmation that this submission has been received and added to the application file.

Yours sincerely,

