

SARA reference: 2602-50776 SRA
Council reference: CA 2025_5878/1
Applicant reference: 2025-0031 Wonga Beach Resort

31 July 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAND QLD 4873
enquiries@douglas.qld.gov.au

Dear Sir/Madam

SARA referral agency response— Preliminary Approval (Variation Request) and Material Change of Use for Wonga Beach Resort at 18 Oasis Drive, Wonga Beach

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 24 February 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	31 July 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Preliminary Approval that includes a variation request	Material change of use seeking use rights consistent with the Tourist Accommodation Zone
	Development Permit	Material Change of Use for Resort Complex for: • Tourist Short-Term Accommodation

- (Sixty-six (66) Dwelling Units)
- Food and Drink Outlet (Restaurant and Café)
- Bar
- Function Facility (Conference Centre)
- Environmental Facility (Interpretative Centre)
- Shop (Spa)
- Indoor Sport and Recreation (Gym Facilities).

SARA role:	Referral agency
SARA trigger:	Planning Regulation 2017: • Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1—Development impacting on state transport infrastructure • Schedule 10, Part 17, Division 3, Table 6, Item 1—Material change of use involving work in a coastal management district
SARA reference:	2602-50776 SRA
Assessment manager:	Douglas Shire Council
Street address:	18 Oasis Drive, Wonga Beach
Real property description:	Lot 2 on SP259953
Applicant name:	18 Oasis Street Pty Ltd c/ Kelly Reaston Development and Property Services
Applicant contact details:	Unit 2, 51 Sheridan Street CAIRNS CITY QLD 4870 daniel@kellyreaston.com.au
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Ms Amanda Hosken, Principal Planning Officer, on (07) 5644 3216 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 'N. Lazarus'.

Nastassja Lazarus
Manager (Planning)

cc 18 Oasis Street Pty Ltd c/ Kelly Reaston Development and Property Services, daniel@kellyreaston.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Development Permit for Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	(a) Provide road works comprising of a full-length Channelised Right-turn treatment at the Mossman-Daintree Road / Wonga Beach Road intersection. (b) Design and construct the road works, required in part (a) of this condition in accordance with: (i) Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, May 2023 • Figure 7.3: Channelised right-turn on a two-lane rural road. (ii) Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition; • Volume 3 – Guide to Road Design, September 2025.	Prior to the commencement of use.
2.	(a) Provide a dedicated passenger loading zone in the porte cochere adjacent to the pedestrian entry to the reception at the location shown on Overall Plan_Level 1, prepared by Charles Wright Architects, dated 05/12/2025, drawing no. A101 and rev SD3 as amended in red. (b) The dedicated passenger loading zone in part (a) of this condition, must include the following: (i) a passenger loading zone with minimum parking capacity for the maximum design vehicle of 3 x 21-seater mini-bus of 6.99m in length or is capable of accommodating 4 x B99 vehicles, parallel to the forecourt (with left hand side boarding); (ii) Vehicle parking designed in accordance with: • AS 2890.1 – Parking Facilities Part 1: Off-street car parking; • AS1428.1 – Design for access and mobility; • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities; • the Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the <i>Disability Discrimination Act 1992</i>; (iii) passenger loading zone signs - R5-23 (passengers – 10 minute), placed at either end of the zone, and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls and the Queensland Manual of Uniform Traffic Control Devices, Part	(a) & (b) Prior to the commencement of use and to be maintained at all times.

	11: Traffic Controls, namely Figure C2.2 or the equivalent private signage; (iv) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and (v) access and hardstand, and shelter with seats (including alternative shelter and seats provided within the development and shelter provided by building awnings/overhangs), for waiting and boarding/alighting passengers.	
3.	(a) The development must provide a private bus setdown facility in the porte cochere adjacent to the pedestrian entry of the central building at the location shown on Overall Plan_Undercroft, prepared by Charles Wright Architects, dated 05/12/2025, drawing no. A100 and rev SD3 as amended in red. (b) The private bus stop required in part (a) of this condition must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following: (i) a bus zone with minimum capacity for the setdown of one (1) single unit rigid bus of 14.5m in length; (ii) bus zone signs R5-20 at either end of the bus zone and pavement marking in accordance with AS1742.11 – <i>Manual of uniform traffic control devices, Part 11: Parking controls</i>; (iii) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and (iv) access and hardstand for waiting and boarding/alighting passengers.	(a) & (b) Prior to the commencement of use and to be maintained at all times.
Schedule 10, Part 17, Division 3, Table 6, Item 1— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Tourism, Science and innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
4.	The approved coastal EPA zone on the site must remain free of permanent buildings and associated earthworks in accordance with the following plans: (a) Site Plan_750, prepared by Charles Wright Architects, dated 05/12/2025, drawing no. A012 and rev SD3 as amended in red; (b) Site Earthworks Cut & Fill, prepared by Clive Steele Partners Pty Ltd, dated June '26, drawing C02 and revision A as amended in red.	At all times.
5.	Maintain the development in accordance with the plans referenced in condition 4, and the requirements of any conditions included in this referral agency response.	At all times.
6.	For the development, only use clean materials which are free from prescribed water contaminants.	For the duration of the works.

7.	(a) Prepare an Erosion and Sediment Control Plan (ESCP) in accordance with <i>Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association)</i>. (b) The ESCP must be prepared by an appropriately qualified person. (c) Submit the ESCP to palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 BRISBANE QLD 4001 (d) Carry out the development in accordance with the ESCP. (e) Provide written evidence from an appropriately qualified person(s), that all elements of this condition have been complied with. <i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to erosion and sediment control and can give authoritative assessment, advice and analysis in relation to erosion and sediment control using the relevant protocols, standards, methods or literature.</i>	(a) – (c) Prior to works occurring. (d) While works are occurring. (e) Within 20 business days of the completion of works.
8.	(a) In the event that the works cause disturbance or oxidisation of acid sulfate soil, the affected soil must be treated and thereafter managed in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i>, prepared by the then Department of Science, Information Technology, Innovation and the Arts, 2014. (b) Submit certification from an appropriately qualified person on acid sulfate soil, confirming that the affected soil has been neutralised or contained in accordance with (a) above, to palm@detsi.qld.gov.au or mail to: Department of the Environment, Tourism, Science and Innovation Permit and License Management GPO Box 2454 BRISBANE QLD 4001 <i>Note: Appropriately qualified person(s) means a person or persons who has professional qualifications, training, skills and experience relevant to soil chemistry or acid sulfate soil management and can give authoritative assessment, advice and analysis in relation to acid sulfate soil management using the relevant protocols, standards, methods or literature.</i>	(a) Upon disturbance or oxidisation until the affected soil has been neutralised or contained. (b) Within 10 business days of the completion of the works to neutralise or contain the soils.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.
2.	If the proposed development is required to undertake additional road works at the Mossman-Daintree Road / Wonga Beach Road intersection, a state-controlled intersection, a section 33 approval will be required. Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Cairns district office of the Department of Transport and Main Roads at Far.North.Queensland.IDAS@tmr.qld.gov.au to make an application for road access works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.
3.	As the development is located adjacent to a State marine park, a permit to undertake the activity may be needed from DETSI Statewide Marine Works. Please see the following link for more information: Marine park permits and activities . If you wish to enquire about obtaining a marine park permit please contact marineparksworks@des.qld.gov.au
4.	It has been noted that the proposed development site is within the high risk area for protected plants (Protected plants flora survey trigger map Environment, land and water Queensland Government). High risk areas are where endangered, vulnerable or near threatened plants are known to exist or are likely to exist. It is a requirement of development within the trigger area to conduct a flora survey in accordance with the Flora Survey Guidelines – Protected Plants (NCS/2016/2534 Flora survey guideline) to determine if there are any protected plants on site. If protected plants are found on site a clearing permit under the <i>Nature Conservation Act 1992</i> will be required. More information on the clearing of protected plants can be found on the following site: Clearing of protected plants Environment, land and water Queensland Government.
5.	As the development is located adjacent to a State marine park, a permit to undertake the activity may be needed from DETSI Statewide Marine Works. Please see the following link for more information: Marine park permits and activities . If you wish to enquire about obtaining a marine park permit please contact marineparksworks@des.qld.gov.au
6.	It has been noted that the proposed development site is within the high risk area for protected plants (Protected plants flora survey trigger map Environment, land and water Queensland Government). High risk areas are where endangered, vulnerable or near threatened plants are known to exist or are likely to exist.

	It is a requirement of development within the trigger area to conduct a flora survey in accordance with the Flora Survey Guidelines – Protected Plants (NCS/2016/2534 Flora survey guideline) to determine if there are any protected plants on site. If protected plants are found on site a clearing permit under the <i>Nature Conservation Act 1992</i> will be required. More information on the clearing of protected plants can be found on the following site: Clearing of protected plants Environment, land and water Queensland Government.
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Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The development complies with the assessment benchmarks of State code 6 of SDAP. Specifically, the development:

- does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
- does not result in a worsening of the physical condition or operating performance of the state transport network
- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- provides public passenger transport infrastructure to enable development to be serviced by public passenger transport
- provides safe and direct access to public passenger transport infrastructure or active transport infrastructure, including access by cycling and walking.

The development complies with the assessment benchmarks of State code 8 of SDAP. Specifically, the development is appropriately designed and located to:

- protect life, buildings and infrastructure from impacts of coastal erosion
- maintain coastal processes
- conserve coastal resources
- maintain appropriate public use of, and access to and along, State coastal land
- account for the projected impacts of climate change
- avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- result in an acceptable significant residual impact on a matter of state environmental significance and an offset is provided.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*.

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2602-50776 SRA

Date: 31 July 2026

PLAN _
UNDERCROFT

1:500 @ A1

UNDERCROFT (LU) GROSS BUILDING AREA (GBA) AND GROSS FLOOR AREA (GFA)					
AREA NAME	LEVEL	ZONE NAME	GBA TOTAL (sqm)	QTY	GFA (sqm)
VILLA APARTMENTS	LU	WATER TANK	493	33	-
			493 m ²		
CENTRAL- FACILITY- BUILDING	LU	ENTRY LOBBY	593	1	-
	LU	LOGOON POOL TANK	55	1	-
	LU	POOL PLANT	55	1	-
	LU	WASTE RECYCLING	48	1	-
			751 m ²		
TOTAL			1241 m ²		

UNDERCROFT (LU) PARKING AND CIRCULATION					
AREA NAME	LEVEL	ZONE NAME	GBA	QTY	GFA
CIRCULATION / ROAD	LU	COVERED VEHICLE CIRCULATION RING	4734	-	-
CENTRAL CIRCULATION / ROAD	LU	COVERED ROUNDABOUTS AND ROADS	1783	-	-
CENTRAL FACILITY BUILDING	LU	COVERED PARKING SPACES	1889	49	-
VILLA APARTMENT	LU	COVERED PARKING SPACES	4745	132	-

Gross floor area (GFA)*
The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.

WONGA RESORT
WONGA BEACH, QLD

OVERALL PLAN _ UNDERCROFT

Scale

Date 05/12/2025

TOWN PLANNING



CWA
Charles Wright Architects

Project name
WONGA RESORT
Drawing title
OVERALL PLAN _ UNDERCROFT
Drawing no.
WG01

Scale
1:500 @ A1

Job no.
WG01

Drawing no.
A100

Rev
SD3

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2602-50776 SRA.....

Date: 31 July 2026.....

PLAN _
LEVEL 1

1:500 @ A1

LEVEL 1 (L1)					
GROSS BUILDING AREA (GBA) AND GROSS FLOOR AREA (GFA)					
AREA NAME	LEVEL	ZONE NAME	GBA (sqm)	QTY	GFA (sqm)
VILLA APARTMENTS	L1	VILLA APARTMENTS GFA	2337	33	2337
	L1	VILLA BALCONY/DECKS	2073	33	-
	L1	VILLA APARTMENTS POOLS	495	33	-
	L1	VILLA APARTMENTS GARDENS	501	33	-
	L1	VILLA ACCESS BRIDGES	717	33	-
			5238 m ²		2337 m ²
CENTRAL- FACILITY- BUILDING	L1	AS A115 DETAILED AREA SUMMARY	-	-	-
			3520 m ²		1130 m ²
TOTAL			8758m ²		3467m ²

LEVEL 1 (L1)					
PARKING AND CIRCULATION					
AREA NAME	LEVEL	ZONE NAME	GBA	QTY	GFA
CIRCULATION	L1	ELEVATED VEHICLE CIRCULATION RING	3984	-	-
CENTRAL FACILITY BUILDING PICKUP /DROPOFF PLATFORM	L1	PLATFORM PARKING SPACES (INCL 3 PICKUP/DROPOFF)	1265	6	-
TOTAL			5249m ²		-m ²

Gross floor area (GFA)*
The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.

Provide a passenger loading zone

WONGA RESORT
WONGA BEACH, QLD

OVERALL PLAN _ LEVEL 1

Scale

Date 05/12/2025

TOWN PLANNING



Drawn by: [Name]
Checked by: [Name]
Approved by: [Name]
Date: [Date]

1: 1:500 @ A1
2: 1:1000 @ A2

JOB NO.
WG01

DRAWING NO.
A101

REV
SD3

Approved coastal
EPA zone

Amended in red by SARA on
31 July 2026

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

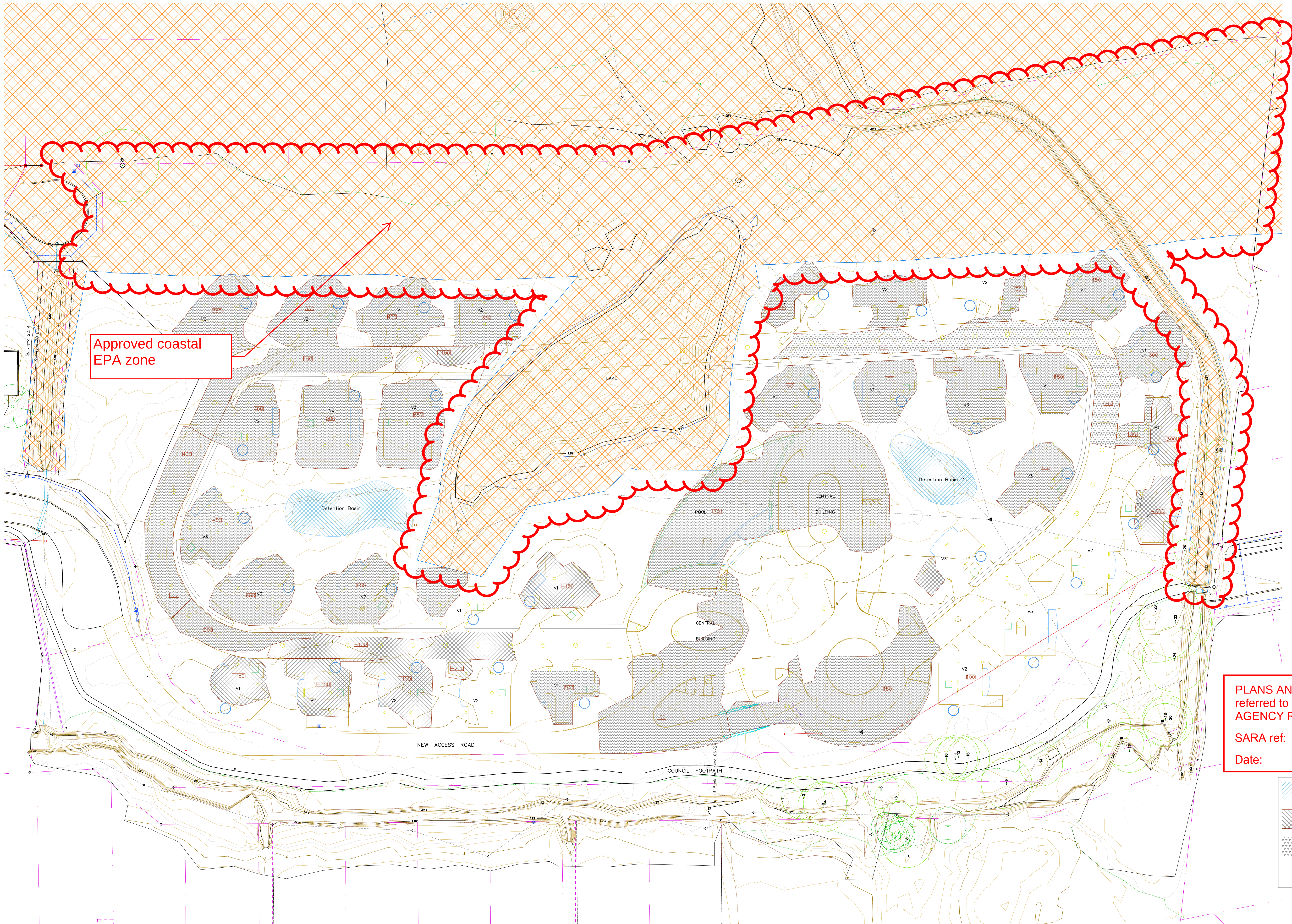
SARA ref: 2602-50776 SRA

Date: 31 July 2026


Queensland
Government

SITE PLAN 1:750 @ A1

WONGA RESORT
WONGA BEACH, QLD



Approved coastal
EPA zone

Amended in red by SARA on
31 July 2026

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2602-50776 SRA
Date: 31 July 2026

- Cut for detention ponds.
Max. depth 750 mm.
- Site cut. Ave. depth noted.
- Site fill. Ave. depth noted.
site won or imported granular fill.

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request.

No:	Amendment:	Date:
A	Issued for information	June '26

CSP
Clive Steele Partners Pty Ltd
Civil & Structural Engineers
Building 6, 62/195 Wellington Rd
Clayton Vic. 3168 Australia
Telephone: (613) 9545 0223
Email: csp@clivesteele.com.au

Project:
WONGA RESORT
WONGA BEACH, QUEENSLAND

Title:
SITE EARTHWORKS
CUT & FILL

Scale: 1:500 @ A1
Date: Jun.2026
CAD File:
21342 - Overall Plan_Underdraft
Drawn: th
Checked:

Job No:
21342
Drawing:
C02
Revision: A

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.