

4th August 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman Qld 4873

Attention: [REDACTED] Development Services.
Email: enquiries@douglas.qld.gov.au

DSC Ref: CA-2025_5878/1, 18 Oasis Drive, Wonga Beach

My ref: Submission from [REDACTED]

Dear Madam,

[REDACTED] a combined application to obtain a Preliminary Approval and a Development Permit for a Resort Complex at 18 Oasis Drive, Wonga Beach is being processed by Council. [REDACTED]
14 August 2026. I have accessed the application on Council's website and studied what is proposed and considered its impacts on my property [REDACTED]
[REDACTED]

My concerns about what is shown on the application documents are as follows:

1. Privacy and overlooking affecting my property.

The Site Plan A-014 Setbacks shows a three-story villa [REDACTED]
[REDACTED] with large decks on the south side of the villa on 2 levels which would permit overlooking of my property and thus affect my privacy. No privacy screening is shown on villa drawings submitted. I request that such privacy screening be required in any approvals issued for the project.

2. Overshadowing of my northern open space.

The drawings examined do not show any shadow diagrams clarifying whether adjacent three-story villas will overshadow my property at various time of day in winter. I request that such shadow diagrams be provided to allay my concerns about overshadowing.

3. Treatment of drainage ditch north of my property.

It is unclear from drawings examined whether the open drainage ditch close [REDACTED]
[REDACTED] is going to be replaced by a proper concrete drainage channel adequate in size to take both stormwater disposal from the site and upstream properties and tidal surge from downstream. Can this be a condition of any approval, please?

Yours sincerely [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]