

[REDACTED]

From: [REDACTED]
Sent: Monday, 3 August 2026 11:19 AM
To: Enquiries; L [REDACTED]
Subject: Proposed Resort on Residential zoned land - 18 Oasis Drive, Wonga Beach, QLD
Attachments: Submission to Council re proposed Resort.docx

Good Morning all,

Please see attached my letter of objection regarding the proposed Resort at Wonga Beach, which is being considered.

To summarise for those not familiar with the application, this land is currently zoned Low Density Residential, and sits between two existing housing developments.

At a time of record housing shortages, it is difficult to justify removing one of the largest remaining residential parcels within Wonga Beach from future housing supply.

I am calling on Council to instead apply the current Planning scheme, that provides for this land to be used to address the Nations Housing Shortage.

With a job vacancy rate of 4.4%, but a rental vacancy rate of 1.2%, **the area needs more houses, not more jobs. This RESIDENTIAL ZONED land is perfect – but not for a resort.**

Once this land is permanently committed to commercial tourist accommodation, the opportunity to **utilise it for future housing will be lost indefinitely**

My letter, with my full list of objections, is attached for submission.

I welcome the opportunity to discuss this with anyone,

Thank you for your consideration,

[REDACTED]

29/07/2026

Douglas Shire Council - Planning Department

Mayor Lisa Scomazzon

Member for Cook Simon Kennedy

Housing Minister for Queensland

And,

The Hon Clare O'Neil MP, Minister for Housing

Dear Council, Mayor Scomazzon, Mr Kennedy, Minister O'Neil and team,

Re: Objection to Proposed Resort Development – 18 Oasis Drive Wonga Beach

I write to object to the proposed Resort development at 18 Oasis Drive, Wonga Beach.

I am a resident of Wonga Beach, located only 100m from the proposed development. A development of this size and nature will have considerable impacts on the surrounding residences.

I raise the following for council to consider:

Planning Scheme and Land Use

The Planning Scheme deliberately zones this as Low Density Residential.

The purpose of that zone is to facilitate housing in a low-density coastal environment. **At a time of record housing shortages, it is difficult to justify removing one of the largest remaining residential parcels within Wonga Beach from future housing supply.**

Housing and Community Need

The land sits between two established residential estates and is appropriately zoned for future housing. At a time of significant housing shortages and elevated prices, this parcel of land is one of the last substantial undeveloped residential landholdings within the township boundary. With a rental vacancy rate of approximately 1.2%, and only one rental property currently advertised, preserving this land for residential development is consistent with both the Planning Scheme and the demonstrated housing needs of the community. (Sources: <https://www.qld.gov.au/environment/land/title/valuation/2026-valuations/douglas-shire-council> and <https://www.realestateinvestar.com.au/property/wonga+beach>)

I submit that retaining this land for its intended residential purpose better accords with the Planning Scheme and **preserves one of the last significant opportunities to provide additional housing within Wonga Beach.**

Once this land is permanently committed to commercial tourist accommodation, the opportunity to **utilise it for future housing will be lost indefinitely**

Planning Precedent

I draw councils attention to other developments in the area that have been approved. Specifically, I am referring to **Vixies proposed subdivision off South Arm Drive**. The documents are publicly available on council website.

I note Council had a requirement for **Water Infrastructure upgrade**, at the cost of the landowner. I note that in the submission for the Resort, **there are no major upgrades proposed to the external reticulation water supply**. Given the resort intends to host hundreds of guests, pools, restaurants, landscaping, irrigation and firefighting, **has Council demonstrated sufficient reticulated capacity?** Who will pay for upgrades if and when they are required?

Council has previously established, through its assessment of ROL 2009-3316, that **significant development in Wonga Beach requires detailed engineering scrutiny regarding flooding, drainage, road capacity and infrastructure servicing**. The proposed resort is arguably a more intensive land use than a 72-lot residential subdivision.

Accordingly, I respectfully request Council explain why equivalent evidence has not been required.

Further, I note that ROL 2009-3316 Lot 32 Vixies Road, Wonga Beach sat with council from 2009 – 2015, in which **council repeatedly required more information about flooding and drainage**. I ask Council to apply the same rigorous requirements to this Proposal.

I lastly note that Council imposed substantial road conditions on the subdivision at **Vixies Road**. I believe that a resort generating continual tourist traffic should be required to demonstrate road capacity at least equivalent to that required for a 72-lot residential subdivision.

The proposed resort is a substantially more intensive land use with concentrated occupancy, commercial operations and higher infrastructure demand. Council should require the same level of technical certainty before determining this application

Planning Issue – Built Form

The proposed Resort Development does not comply with Councils current rules. **The height limit is currently 8.5 metres, or two story's, including the roof height. The proposal will sit at 11.5 metres high, accordingly to page 39 of the proposal**. Not only is this changing the skyline of Wonga looking toward the ocean, it is also going to impede on our privacy by looking over our homes and our backyards. As a very close neighbour, this is of grave concern to me.

Jobs vs Housing – its rarely both

I acknowledge that the resort will likely provide more jobs. Given the nation is currently tracking a **4.4% unemployment rate**, according to the Australian Bureau of Staticics (Quote "The seasonally adjusted unemployment rate remained at 4.4 per cent in June, according to the latest data from the Australian Bureau of Statistics (ABS)." reference <https://www.abs.gov.au/media-centre/media-releases/unemployment-rate-remains-44-june>)

I ask Council – does Wonga Beach need more jobs? Or do we need more houses? I also ask Council, should the Resort proceed, where will those seeking employment from

outside Wonga Beach, live? With such a tight rental market, and very few properties for sale, how does Council plan to address this?

Drainage, Flooding and Cyclone Risk

Drainage in Wonga Beach is currently under review by Council, and I would like to express my concern that this will only further deteriorate if the Resort is approved. It is my experience that altering the landscape inevitably affects drainage patterns. **Council should closely consider this, and ensure no existing homes are going to be impacted by any changes to flooding.** Given the extreme flooding Wonga Beach sees during cyclone season, from a combination of Tidal Surge and Rainfall, I ask if the roads need to be upgraded to allow everyone to evacuate safely in the event of a Category 5 cyclone, or a significant Rain Event. The road to the development is a "one road in one road out" and will result in a back up of traffic if hundreds of additional people staying in a concentrated area. **As witnessed in Cyclone Jasper, Wonga Beach was cut off for days, with no phone service, no road in or out to shops for supplies, no electricity, and flooded roads.**

Has an Emergency Evacuation Management Plan been prepared demonstrating that the existing road network can safely accommodate residents, guests and emergency services during a cyclone evacuation?

Has the applicant demonstrated that concentrated roof runoff from 66 villas, hardstand areas, car parks and roads will result in no worsening of flooding?

Affordability

Wonga Beach is one of **the few affordable areas left**, with the **median house price sitting at \$545,000 as of June 2026**, an increase of 3.8% in the last 12 months. Source: <https://www.realestate.com.au/qld/wonga-beach-4873/>)

Will the increase in demand for houses push prices up further? Will tenants who currently send their children to the local school, and work for other local business be able to afford the rental increases that come with increased demand? **I ask Council to consider this impact on the community and the other businesses.**

Residential Character

Wonga Beach is a small coastal town. Children are regularly seen walking and riding to school. Neighbours know each other. **At night, there is barely a sound except the Ocean, and next to no light pollution.** Approving a resort of this size will change the feel of the area. **It will create more light pollution, more noise, more traffic, more electricity requirements, more water requirements.** Are the services going to be upgraded to allow for this? Will Roads remain safe for children to cross? **A development of this size and nature is far more at home in Port Douglas, than it ever will be here in Wonga Beach.** It would be similar to a Resort being proposed for Newell Beach - it just doesn't fit the current suburb profile.

Footpath Safety

I echo sentiments that the footpath that currently links Wonga is important to the area. I have school aged children and we ride that path to school every day. **there is no safe alternative route to get to the school.**

ATV's on Wonga Beach

I refer to Council's Community Engagement Findings, as per the below link (https://douglas.qld.gov.au/download/community_engagement/ATVs-on-Wonga-Beach-Community-Engagement-Report.pdf) and the General Policy (<https://douglas.qld.gov.au/download/policies/Vehicles-on-Beaches-General-Policy-1.pdf>)

Council's 2019 Community Engagement Report found strong support amongst participating Wonga Beach residents for the continued recreational use of ATVs and acknowledged that this activity forms part of the established lifestyle of the community. If the proposed resort is approved and results in increased pedestrian use and potential conflict on the northern section of Wonga Beach, **will Council commit to preserving this long-established recreational activity by designating an appropriate area on the southern section of Wonga Beach for permitted ATV use, rather than allowing it to be displaced altogether?**

It is noteworthy that Council undertook an **extensive, standalone community engagement process before considering a limited recreational ATV policy affecting one section of Wonga Beach**. That process included direct notification of all local households and culminated in a comprehensive report analysing community views. **Given the significantly greater and more permanent impacts associated with the proposed resort development, it is reasonable to expect an equally robust level of community engagement and consideration of existing community values before any decision is made**

Vegetation Removal

Vegetation Removal is also a concern. I note that near my home, someone recently cleared the coastal vegetation, which coincidentally **allows better ocean views** for some houses. Once the land is cleared, revegetation doesn't grow back immediately. I was impressed with Council's prompt response, and **I call on Council to ensure this will not happen on this Development.**

In conclusion, this proposal is not simply a collection of individual components. It comprises tourist accommodation for more than one hundred guests, a restaurant, spa, swimming pool, wedding functions, commercial servicing, deliveries, tour buses, landscaping and supporting infrastructure. Individually, each element may appear modest. Collectively, they fundamentally change the character, scale and intensity of development within Wonga Beach.

I am respectfully calling on Council to apply the Planning Scheme consistently. To require the same rigorous level of assessment that has been applied to previous significant developments within Wonga Beach. **To reject this proposal.**

I am calling on Council to instead apply the current Planning scheme, that provides for this land to be used to address the Nations Housing Shortage.

With a job vacancy rate of 4.4%, but a rental vacancy rate of 1.2%, **the area needs more houses, not more jobs.** This **RESIDENTIAL ZONED** land is perfect – but not for a resort.

I await your response,

With Regards



Wonga Beach