

22 April 2026

Our Ref: 26-1283

Weipa Town Authority

PO Box 420
WEIPA QLD 4874

Attention: Teresa Schmidt – Contractor < teresa@reelplanning.com >
Weipa Town Authority – Township Planning Department < admin@weipatownauthority.com.au >

Dear Teresa,

RE: APPLICATION SEEKING A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF OVER PART OF LAND AT 3 KERR POINT DRIVE, EVANS LANDING, MORE FORMALLY DESCRIBED AS LOT 477 ON MP37354.

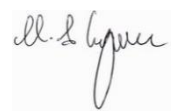
We refer to the above-described matter and confirm that Urban Sync Pty Ltd has been engaged by Rio Tinto Limited to submit a development application to Weipa Town Authority for assessment with respect to a proposed worker's camp over the above-described land. In support of the application, we attach the following documents to assist with Council's assessment:

- DA Form 1 and Landowner's Consent as **Attachment 1**;
- Proposal Plans as **Attachment 2**;
- Relevant Site Information as **Attachment 3**;
- SDAP Code Assessment as **Attachment 4**; and
- Code Assessment as **Attachment 5**.

In accordance with s51(2) of *Planning Act 2016*, landowners' consent has been provided as the Applicant is not the landowner. Per Council's Schedule of Fees for the 2025/26 Financial Year, Councils' application fee to the amount of **\$14,019.28** will be paid upon lodgement of this application and a receipt will be provided in due course.

We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me using the below details.

Yours faithfully,



Matt Ingram
Partner & Planning Manager
E matt@urbansync.com.au | T 07 4051 6946 | M 0488 200 229

TOWN PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE

AT

3 KERR POINT DRIVE, EVANS LANDING

FOR

RIO TINTO LIMITED

22 April 2026

CONTENTS

1	EXECUTIVE SUMMARY	7
2	APPLICATION DETAILS	9
2.1	Application Summary.....	9
2.2	Plans of Development.....	10
3	SITE DETAILS	11
3.1	Site Description & Analysis.....	11
3.2	Infrastructure and Services	11
3.3	Surrounding Land Uses	13
4	DEVELOPMENT BACKGROUND	14
4.1	Relevant Approvals	14
4.2	Prelodgement Meetings	14
4.3	Breakdown of Application Fees	14
5	DEVELOPMENT PROPOSAL	15
5.1	General Description	15
5.2	Proposal Details.....	15
5.3	Staging & lifepsan.....	18
5.4	Engineering and Infrastructure Provision	18
5.4.1	Water Supply.....	18
5.4.2	Sewerage Supply.....	18
5.4.3	Electricity & Telecommunications.....	18
5.4.4	Stormwater (LPD).....	18
5.4.5	Stormwater Drainage (Quality).....	19
5.4.5.1	Operational Phase.....	19
5.4.5.2	Construction Phase.....	19
5.4.6	Earthworks.....	19
5.5	Transport and Accessibility	19
5.5.1	Access	19
5.5.2	Carparking & Transport.....	19
5.5.3	External Upgrades.....	19
5.6	Infrastructure Charges	19
6	LEGISLATIVE REQUIREMENTS.....	21
6.1	Planning Act 2016.....	21
6.1.1	Confirmation that the Development is not Prohibited	21
6.1.2	Assessment Manager	21
6.1.3	Confirmation that the Application is Properly Made	21
6.1.4	Category of Development.....	21
6.1.5	Statutory Considerations for Assessable Development.....	21
6.2	Cape York Regional Plan 2014	22
6.3	State Planning Policy	22
6.4	Referrals & State Development Assessment Provisions.....	22
6.5	Planning Scheme (<i>Weipa town planning scheme 2019</i>)	23
6.5.1	Land Use Definition.....	23



6.5.2	Level of Assessment.....	23
6.5.3	Applicable Planning Scheme Overlays.....	23
6.5.4	Applicable Planning Scheme Codes.....	23
6.5.5	Strategic Framework.....	24
6.5.6	Tourism Zone Code.....	25
6.5.7	Overlay Codes	25
	Airport Overlay Code.....	25
	Bushfire Hazard Overlay Code.....	26
	Coastal Hazard and Inundation Hazard Overlay Code	26
	Open Space and Stormwater Drainage Network Overlay Code	26
6.5.8	Development Codes	26
	Parking and Access Code	26
	Works, Services and Infrastructure Code.....	26
7	DISCUSSION - KEY PLANNING MATTERS	27
7.1	Setbacks	27
7.2	Car Parking Requirements.....	27
7.3	Other Relevant Matters	28
8	CONCLUSION	29

FIGURES

Figure 1: The Site – 3 Kerr Point Drive, Evans Landing (Source: Queensland Globe, 2026)	12
Figure 2: Existing Infrastructure Locations (Source: Rio Tinto GIS Mapping, 2026).....	12
Figure 3: Surrounding Land Uses – Evans Landing (Source: WTA Zone Mapping, 2019).....	13
Figure 4: Site Plan (Source: The Design House NQ, 2026)	16
Figure 5: Accommodation Module Floor Plans (Source: The Design House NQ, 2026).....	17
Figure 6: Laundry Module Floor Plans (Source: The Design House NQ, 2026)	17
Figure 7: Accommodation Module Elevation (Source: The Design House NQ, 2026).....	17
Figure 8: Laundry Module Elevation (Source: The Design House NQ, 2026)	17
Figure 9: Gym Module Elevation (Source: The Design House NQ, 2026)	18

TABLES

Table 1: Relevant Approvals	14
Table 2: Estimation of Infrastructure Charges – Stage 1	20
Table 3: Estimation of Infrastructure Charges – Stage 2.....	20
Table 4: Applicable Planning Scheme Codes for Assessment	23

©Copyright 2026 Urban Sync Pty Ltd. The concepts and information contained in this document are the property of Urban Sync Pty Ltd. The use of or copying of this document in whole or in part without the written permission of Urban Sync Pty Ltd constitutes an infringement of copyright.

Limitation: This report has been prepared on behalf of Urban Sync Pty Ltd for our client, Rio Tinto Limited and considers the instructions and requirements of Rio Tinto Limited with regards to the development being proposed. This report should not be relied upon by any third party and Urban Sync Pty Ltd accepts no liability or responsibility for the reliance on this report, or data contained within the report, by any third party.

Reference	Revision	Date	Prepared by	Checked by	Authorised by
26-1283	1.0	22/04/2026	STY	MDI	MDI

22/04/2026
Final Version 1.0
Urban Sync Pty Ltd
Level 1, 17 Aplin Street, CAIRNS QLD 4870
www.urbansync.com.au
admin@urbansync.com.au



I EXECUTIVE SUMMARY

Rio Tinto Limited (the 'Applicant') seeks the requisite statutory development approval from Weipa Town Authority (WTA) to support a temporary worker's camp to service staff of Rio Tinto's Weipa mine/s (the proposed development), over part of land at 3 Kerr Point Drive, Evans Landing, more formally described as Lot 477 on MP37354 (the site).

As there is an immediate need for accommodation to house Rio Tinto's contractors and mine staff, the proposed development will be staged. While the exact extent of each stage is yet to be confirmed, Stage 1 will generally involve the development of 120 rooms, on-site carparking, and the gym facilities (if the gym is required) while Stage 2 will involve the development of an additional 140 rooms. At this stage, it is expected that construction on both stages will commence in 2027, however the relevant timing of each stage will be confirmed prior to construction. The camp will only be needed until circa the end of 2030 (this MAY be extended), after which it is expected that the workers camp will be fully decommissioned, with Rio Tinto removing all modules in order to return the site to its current state (car parking and underground infrastructure MAY remain subject to the outcome of discussions with Rio Tinto and the land owners).

In a planning context, the site is located within the Tourism Zone of the *Weipa Town Planning Scheme 2019* (Planning Scheme), where the establishment of a workers camp (non-resident workforce accommodation) triggers impact assessment. As such, an **Impact Assessable** development application must be lodged and approved by Council. Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use (Non-resident Workforce Accommodation)**

This report has been undertaken to:

- Review the locational elements and examine the physical characteristics of the site;
- Accurately describe the proposed development as reflected in the plans of development;
- Address all applicable statutory requirements triggered through the *Planning Act 2016* (PA), *Planning Regulation 2017* (PR), *State Planning Policy 2017* (SPP) and the Planning Scheme; and
- Address any 'key' planning issues and non-compliances with the applicable aspects of the Planning Scheme and other assessment benchmarks.

The Planning Scheme can facilitate any application that seeks to make the best and most efficient use of land, in particular when there are also sound technical reasons showing the suitability of the land for the proposed use. In this instance, the proposed development seeks to facilitate the development of a temporary workers camp associated with Rio Tinto's Weipa mine/s.

In terms of assessment of the proposed development, where there are departures away from the 'deemed to comply' Acceptable Outcomes, a performance-based assessment has been undertaken to demonstrate that, based on sound planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable codes, can still be achieved. The report has also highlighted that while the proposed development does not align with the zoning intent for the site, it is a temporary use and upon decommissioning, the site will be made available for tourism uses in line with that envisioned for the site and for this reason, there will be no unacceptable zoning conflicts as a result of the proposed development. Finally, and in relation to the higher order aspects of the Planning Scheme, it has been demonstrated that the proposed development will not result in any conflicts with any aspects of the strategic framework. In summary, this planning report demonstrates that the proposed development:

- Will not conflict with any aspects of the Strategic Framework;
- Is for non-resident workforce accommodation that will have a lifespan of circa three (3) years, and once decommissioned, the site will be returned to its current state, allowing suitable tourism development to occur in line with that envisioned for the site by the Planning Scheme;
- Where relevant, complies with the performance outcomes of the Tourism Zone Code;
- Where relevant, complies with the performance outcomes of all relevant development codes;



- Where relevant, complies with the Acceptable Outcomes of the Open Space and Stormwater Drainage Network Overlay;
- Will provide a built form and design that is consistent with existing workforce accommodation located adjacent to the site;
- Can effectively and efficiently be provided with all relevant infrastructure; and
- Has provided appropriate commentary against the relevant Performance Outcomes in relation to the proposed non-compliances with the deemed to comply Acceptable Outcomes regarding setbacks (front) and car parking.

With the above in mind, this report has demonstrated that the proposed development does not conflict with the Strategic Framework, complies with the performance outcomes of the zone, and suitably addresses all applicable overlay and development codes. As such, the proposed development will not have an unacceptable, negative impact on the amenity of the locality or adjacent residents, nor have an unacceptable, detrimental impact on the character of the locality. The report concludes that the proposed development has been considered and assessed on its merits, in the context of the site, adjoining neighbors, the pattern of existing and approved development and the design arrangements to demonstrate that compliance with the applicable assessment benchmarks and other relevant State legislation can be suitably demonstrated. For this reason, we have confidence that a complete performance-based assessment by Council will consider the project in its context, and in doing so, accept the alternative solutions being proposed. As such, the proposed development should be approved by Council subject to the imposition of reasonable and relevant conditions of approval and with the above in mind, we now submit this application to Council for assessment.

2 APPLICATION DETAILS

2.1 APPLICATION SUMMARY

Approval Sought:	Development Permit for a Material Change of Use (Non-resident Workforce Accommodation)
Registered Landowner:	Malaruch Aboriginal Corp. Ltd (ACN 098 199 832)
Applicant:	Rio Tinto Limited C/- Urban Sync Pty Ltd PO Box 2970 CAIRNS QLD 4870
Project Description Details:	The proposed development will involve the establishment of a new 260 room workers camp and associated facilities.
ASSESSMENT DETAILS	
Assessment Manager:	Weipa Town Authority
Development Category:	Assessable Development
Assessment Category:	Impact Assessable
Public Notification:	Yes
PRE-LODGEMENT CONSULTATION	
Council:	Yes (Informal)
State:	N/A
RELEVANT STATE PLANNING INSTRUMENTS	
Legislation:	<i>Planning Act 2016 (Qld)</i>
State Planning Policy:	<i>Queensland State Planning Policy (July 2017)</i>
State Planning Policy State Interests:	▪ Agriculture; ▪ Coastal Environment; ▪ Natural Hazards Risk and Resilience; ▪ Transport Infrastructure; ▪ Strategic Airports and Aviation Facilities; and ▪ Strategic Ports
Regional Plan:	<i>Cape York Regional Plan 2014</i>
Regional Plan Land Use:	Nil

Development Assessment Mapping:	- Coastal Protection; - Fish Habitat Areas; and - Water Resources
Referrals:	Yes
RELEVANT LOCAL PLANNING INSTRUMENTS	
Planning Scheme:	<i>Weipa Town Planning Scheme 2019</i>
Zone:	Tourism Zone
Overlays:	- Airport Overlay; - Bushfire Overlay; - Coastal Hazard and Inundation Hazard Overlay; and - Open Space and Stormwater Drainage Network Overlay

2.2 PLANS OF DEVELOPMENT

Sheet Title	Sheet Number	Revision	Prepared By	Date
Cover Page	DD01	3	The Design House NQ	April 2026
Site Plan	DD02	3	The Design House NQ	April 2026
Proposed Area of Works	DD03	3	The Design House NQ	April 2026
Floor Plans & Elevations	DD04	3	The Design House NQ	April 2026
Floor Plans & Elevations	DD05	3	The Design House NQ	April 2026



3 SITE DETAILS

3.1 SITE DESCRIPTION & ANALYSIS

Registered Landowners:	Malaruch Aboriginal Corp. Ltd (ACN 098 199 832)
Site Location:	3 Kerr Point Drive, Evans Landing
Lot and Plan Description:	Lot 477 on MP37354
Site Area:	5ha
Tenure:	Freehold
Easements:	Yes (Services – see Attachment 3)
Encumbrances:	Nil
Local Government Authority:	Weipa Town Authority
Existing Improvements:	The site is improved with existing 'donga style' accommodation buildings, an administration building and parking area/s.
Topography:	The site is relatively flat, however in general, falls towards the southern boundary.
Waterways:	There are no waterways that bisect the site, although as the site is located on the coast, the southern boundary adjoins the Embley River.
Vegetation:	The site includes pockets of mature vegetation, particularly along the southern boundary.
Environmental Management & Contaminated Land:	The site is not located on the Environmental Management or Contaminated Land Registers (see Attachment 3).
Heritage Places:	The site is not an identified State or local 'Heritage Place', nor are any adjacent sites.

3.2 INFRASTRUCTURE AND SERVICES

Road Frontage:	<u>Kamenjarin Drive</u> The western half of the site is adjacent to and is accessed via Kamenjarin Drive. In the vicinity of the site, Kamenjarin Drive comprises an approximate five (5) metre wide, sealed, undivided and unmarked two way carriageway, within an approx. 22m wide road reserve. The road reserve does not appear to include kerb and channelling, formal on-street carparks or footpaths, however it appears that the road reserve is used for informal street parking. <u>Kerr Point Drive</u> The eastern half of the site is adjacent to Kerr Point Drive. In the vicinity of the site, Kerr Point Drive comprises an approximate seven (7) metre wide, sealed, two-way, marked carriageway, within an approx. 30m wide road reserve. The road reserve does not appear to include kerb and channelling, formal on-street
-----------------------	--



	carparks or footpaths, however, it appears that the road reserve is used for informal street parking.
Water & Sewer Supply:	The site appears to be connected to Council's reticulated water and sewerage supply (Figure 2).
Stormwater:	Stormwater appears to be diverted within existing stormwater infrastructure on site and also discharged via sheet flow to the Embley River/southern boundary (Figure 2).
Electricity & Telecommunications:	The site appears to be connected to electricity, and telecommunications services (see Figure 2).



Figure 1: The Site – 3 Kerr Point Drive, Evans Landing (Source: Queensland Globe, 2026)



Figure 2: Existing Infrastructure Locations (Source: Rio Tinto GIS Mapping, 2026)

3.3 SURROUNDING LAND USES

Geographically, the site is located approximately 6.4 kilometres to the south of the Weipa township. The suburb of Evans Landing is predominantly characterised by allotments included in the industry zoning designation, although other zonings such as tourism, recreation and open space, and community facilities are also present. More specifically, the site is bound by land in the community facilities zone to the west, industry, recreation and open space, and community facilities zoned land to the north, and recreation and open space zoned land to the east (see **Figure 3**).

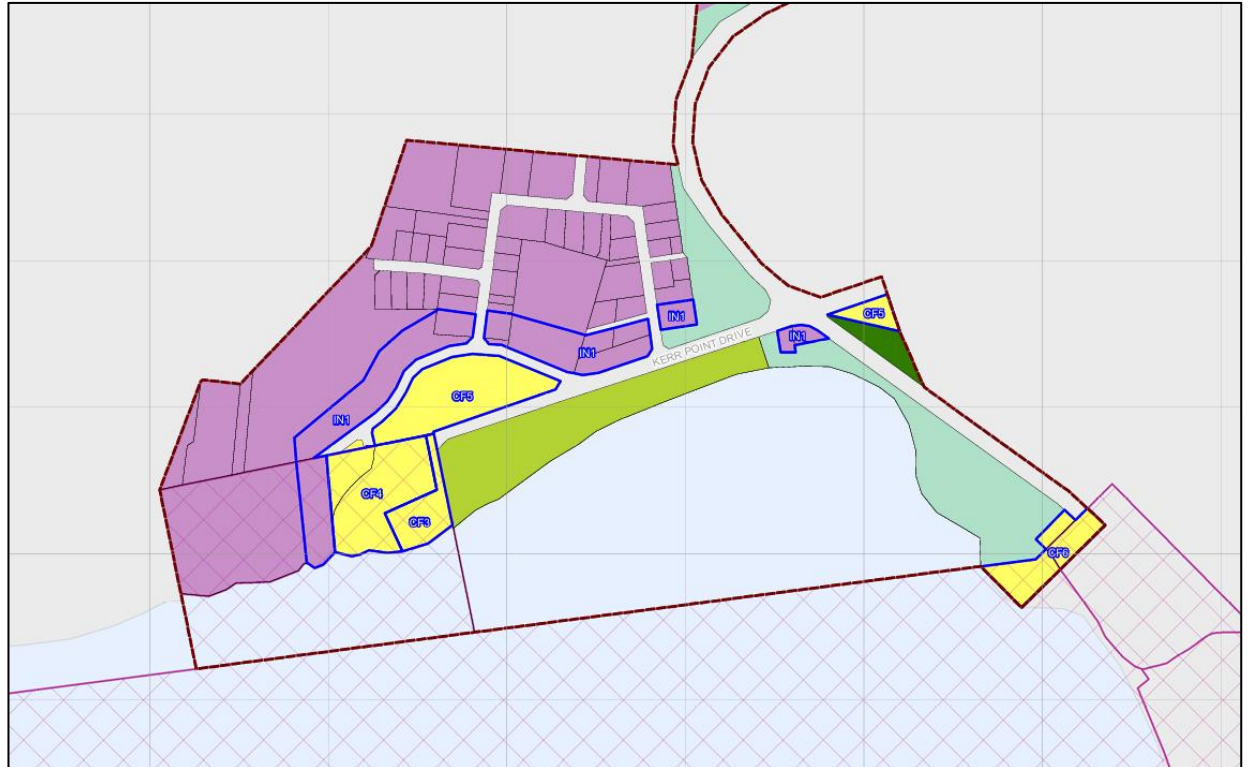


Figure 3: Surrounding Land Uses – Evans Landing (Source: WTA Zone Mapping, 2019)

4 DEVELOPMENT BACKGROUND

4.1 RELEVANT APPROVALS

To the best of Urban Sync's knowledge, there are two (2) relevant approvals over the site (see **Table 1**). It is understood that the Minor Change Application for the development of Accommodation Buildings (various styles) over the eastern portion of the site (DA19/0003) was approved in 2019, however, has since lapsed. An additional approval for the development of a Tourist Park over the western portion of the site (DA19/0007) was approved in 2019, and it is understood that no development has occurred in relation to this approval.

Table 1: Relevant Approvals

Reference	Approval Type	Description	Date	Currency Period
DA19/0003	Approved in full subject to conditions	Minor Change Application for Material Change of Use for Accommodation Building (Caravan Park, Camping Ground and Associated Facilities) and Temporary Construction Accommodation	12 September 2019	Lapsed
DA19/0007	Approved in full subject to conditions	Material Change of Use for Tourist Park (30 unpowered campsites, 21 powered campsites and ancillary facilities)	25 September 2019	1 October 2027

Note: Urban Sync could not locate any approval/s which relate to the 'donga style' accommodation buildings and administration building in the north-western corner of the site and as such, the lawfulness of these structures is unconfirmed.

4.2 PRELODGE MENT MEETINGS

No formal pre-lodgement discussions were held with WTA regarding the proposed development, although some informal discussions with WTA's Planning Consultant have occurred.

4.3 BREAKDOWN OF APPLICATION FEES

In accordance with the WTA Schedule of Fees for the 2025/26 Financial Year, the application fee to the amount of **\$14,019.28** was calculated as follows:

- Development Assessment Area Charge:
 - = Base Fee (up to 50m²) + Additional Fee per 100m² or part thereof (GFA 50m² to 2,050m²) + Additional Fee per 100m² or part thereof (GFA > 2,050m²);
 - = \$2,750.00 + (\$330 x (2,000m²/100m²)) + (\$220 x (2,122.40m²/100m²))
 - = \$2,750.00 + \$6,600.00 + \$4,669.28
 - = \$14,019.28**

Note: The 'Development Assessment Area Charge' is calculated on relevant GFA, as per the Planning Scheme Definition, and areas that do not form part of the definition of GFA but which are integral to the development. The total applicable GFA has been calculated as 4,172.40m². This has been calculated based on the areas of accommodation, laundry, storage, cleaners, linen store, and personal locker modules, and the gym facility.

5 DEVELOPMENT PROPOSAL

5.1 GENERAL DESCRIPTION

This development application seeks the requisite statutory development approval from Council to support the establishment of a temporary worker's camp over part of land at 3 Kerr Point Drive, Evans Landing, more formally described as Lot 477 on MP37354. Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use (Non-resident Workforce Accommodation)**

5.2 PROPOSAL DETAILS

The proposed development will provide accommodation for workers and contractors of Rio Tinto's Weipa mine/s. The proposed development will include the following elements:

Note: The existing administration building and carparking area located at the far north-west corner of the site will be retained, although do not form part of this application. The existing 'donga style' accommodation buildings will be removed.

- **Proposed Configuration:**
 - 65 x four (4) room accommodation modules (total 260 rooms) (approx. 3,042m²);
 - Six (6) x storage modules (approx. 90m²);
 - Six (6) x laundry modules (approx. 259.20m²);
 - Two (2) x cleaners modules (approx. 43.20m²);
 - One (1) linen store module (approx. 21.60m²);
 - Four (4) personal Locker modules (approx. 86.40m²);
 - Gym facility (MAY not be required) (approx. 630m²);
 - Water tank and booster pump (indicative only with exact size and location requirements to be confirmed with hydraulic engineer); and
 - Car Park.

Note: The proposed configuration does need to be confirmed in consultation with the detailed design phase of the project which MAY necessitate some minor changes to the proposed layout and/or GFA.

- **Gross Floor Area:** Approx. 4,172.40m²;
- **Site Coverage:** Total Approx. 15.96% (existing + proposed development), broken down as follows:
 - **Existing Buildings:** Approx. 1.31% (662.60m²); and
 - **Proposed Development:** Approx. 14.55% (7,365.15m²) (GFA + covered walkway areas);
- **Setbacks:**
 - **Site Boundaries:**
 - Front (Northern- Kamenjarin Drive): Setbacks to the front boundary vary as follows:
 - Accommodation Modules: Approx. 3.25m; and
 - Laundry Modules & Personal Locker Module: Approx. 3.50m



- Side (Western): Minimum approx. 57.5m;
 - Side (Eastern): Minimum approx. 390m; and
 - Rear (Southern): Approx. 17.61m.
- **Existing Structures:** The proposed development will be setback a minimum of approx. 10.60m from the existing administration building/structures located in the far north-west corner of the site;
- **Maximum Height:** Each building/structure will be single storey, with a maximum height above ground level of:
 - Accommodation Module: Approx. 3.28m;
 - Laundry Module: Approx. 3.27m; and
 - Gym Facility: Approx. 4.40m

Note: The maximum height of each module is indicative, and the actual height of each module is to be confirmed in the detailed design phase of the proposed development (specifics will be dependent on the type of modules leased for the site).

- **Landscaping:** The proposed development will include shade trees within the car park area; and
- **Refuse Area:** A screened and sealed refuse area (approx. 20m²) adjoining the proposed parking area has been provided. This area can be connected to Council's reticulated sewer network as required and will provide sufficient capacity for all general and recycling waste generated by the proposed development. Refuse collection will be carried out by a private contractor each week, however the number of collections required per week is to be confirmed. Refuse will generally be collected outside of peak traffic hours to minimise disruption on the road network.

Please refer to the Plans of Development provided in **Attachment 2** and **Figures 4-9** below for further information on the proposed development.



Figure 4: Site Plan (Source: The Design House NQ, 2026)

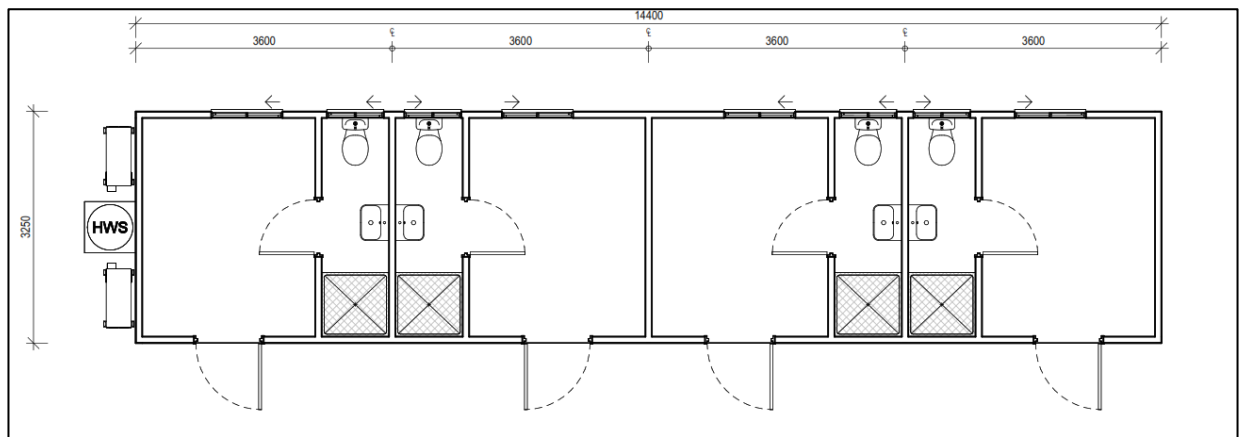


Figure 5: Accommodation Module Floor Plans (Source: The Design House NQ, 2026)

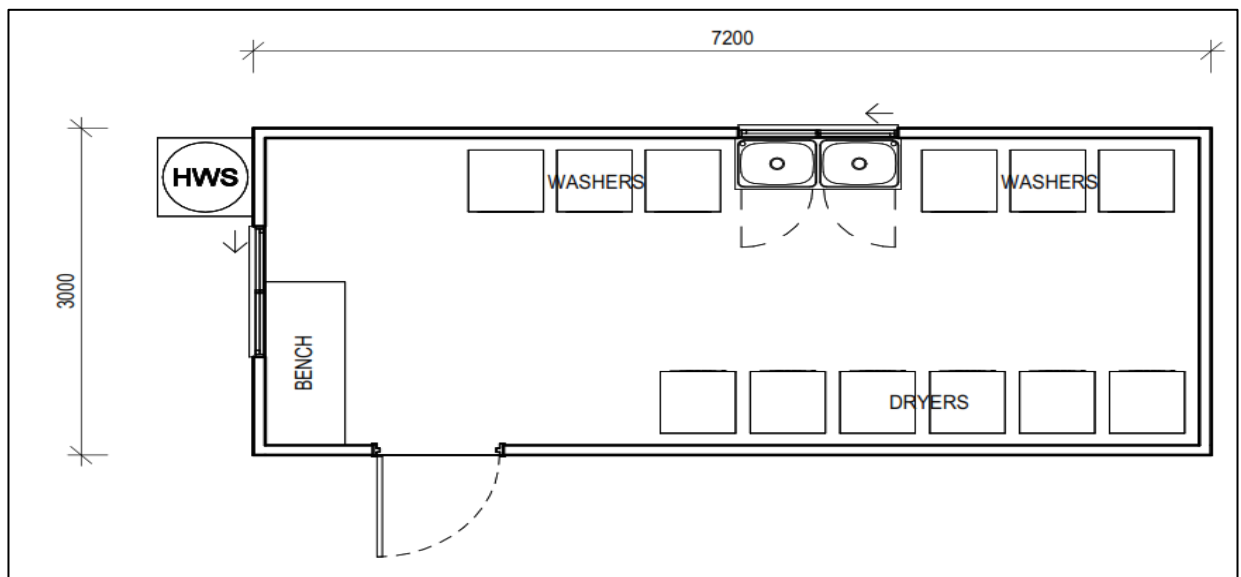


Figure 6: Laundry Module Floor Plans (Source: The Design House NQ, 2026)

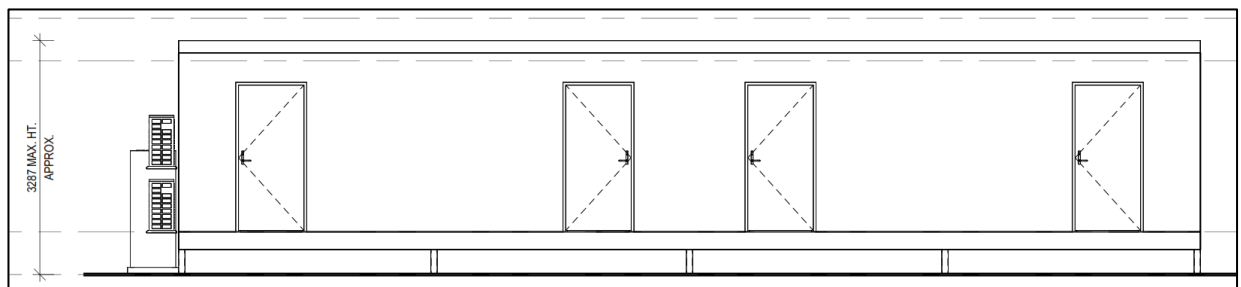


Figure 7: Accommodation Module Elevation (Source: The Design House NQ, 2026)

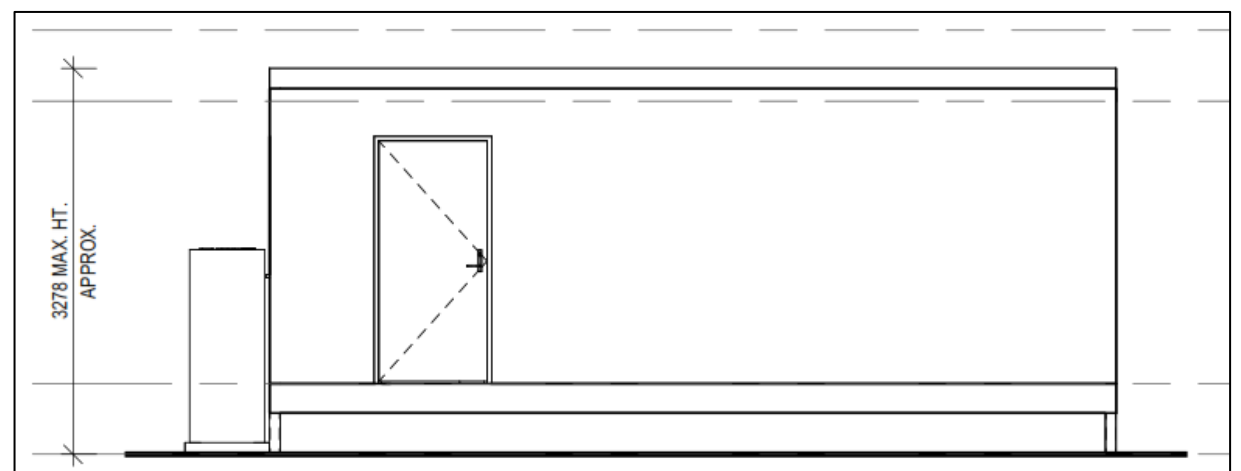


Figure 8: Laundry Module Elevation (Source: The Design House NQ, 2026)

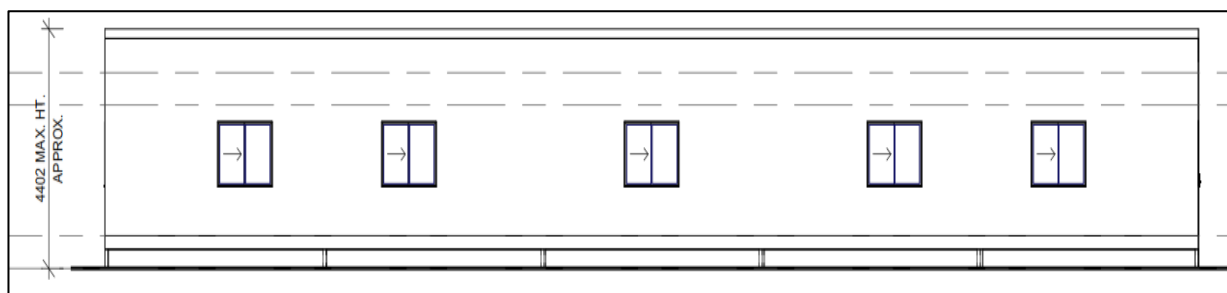


Figure 9: Gym Module Elevation (Source: The Design House NQ, 2026)

5.3 STAGING & LIFEPSAN

It is expected that the proposed development will be carried out in two (2) stages. Stage 1 will generally involve the development of 120 rooms on-site carparking, and the gym facilities (if the gym is required) while Stage 2 will involve the development of an additional 140 rooms. Due to recent delays, it is expected that the construction of both stages will now not commence until 2027.

The proposed development will only be needed until circa the end of 2030 (this MAY be extended), after which it is expected that the workers camp will be fully decommissioned, with Rio Tinto removing all modules in order to return the site to its current state (car parking and underground infrastructure MAY remain subject to the outcome of discussions with Rio Tinto and the land owners).

Note: The exact extent of staged works will not be confirmed until the detailed design phase of the project. We ask that WTA include a condition requiring a Staging Plan to be provided in order to confirm staging extents.

5.4 ENGINEERING AND INFRASTRUCTURE PROVISION

5.4.1 Water Supply

The proposed development will connect to Council's existing reticulated water infrastructure located along the site's frontage, with the modular units and relevant facilities provided with connections as required. All new works will be undertaken in accordance with the relevant standards.

Note: An indicative water tank and booster pump location has been shown on the Plans of Development (**Attachment 2**), however the final location and/or sizing requirements for this infrastructure will be confirmed in the detailed design phase.

5.4.2 Sewerage Supply

The proposed development will connect to Council's reticulated sewerage infrastructure that bisects the site in Easement D, or if this is not possible, the main which runs along the site's western boundary and/or existing sewer infrastructure located throughout the site. All new works will be undertaken in accordance with the relevant standards.

Note: The proposed development MAY include structures/part of structures within Easement D (see **Attachment 2**), although all infrastructure within Easement D will be 'ground-truthed' during the detailed design phase of the proposed development to ensure no structures are located on/adjacent to critical infrastructure i.e., trunk sewer main etc. Conditions ensuring this occurs can be imposed and we welcome further discussions on this matter with WTA if required.

5.4.3 Electricity & Telecommunications

The proposed development will be connected to both underground electricity and telecommunications services in accordance with the relevant provider's standards.

5.4.4 Stormwater (LPD)

The proposed development will discharge stormwater to the lawful point of discharge being the Embley River/southern boundary via diversion to existing stormwater infrastructure on site and via sheet flow.

5.4.5 Stormwater Drainage (Quality)

As the site is greater than 2,500m², and the proposed development will result in more than six dwellings, in accordance with the *State Planning Policy 2017*, stormwater quality measures are required for both the operational and construction phases.

5.4.5.1 Operational Phase

While stormwater quality improvement devices would usually be required, due to the temporary nature of the proposed development (i.e. circa three (3) year lifespan), no stormwater quality devices are proposed for the Operational phase.

5.4.5.2 Construction Phase

An erosion and sediment control plan will be prepared and implemented during the construction phase of the proposed development.

5.4.6 Earthworks

The proposed development will require minimal earthworks, with only minor smoothing and grading required for the suitable siting of the development, and to achieve suitable drainage of the site/infrastructure (some minor excavation will be required for underground infrastructure/services). All earthworks will be completed under building works approval.

5.5 TRANSPORT AND ACCESSIBILITY

5.5.1 Access

The proposed development will include one (1) new, six (6) metre wide formal crossover from Kamenjarin Drive to the proposed parking area.

5.5.2 Carparking & Transport

A total of 65 on-site car parking spaces, inclusive of one (1) DDA bay have been provided. The parking spaces and aisle widths all comply with the requirements of *AS/NZS 2890.1*.

Note: Rio Tinto will also provide private shuttle services to transport staff and contractors to and from the site.

5.5.3 External Upgrades

Other than the access crossover identified in **Section 5.5.1** above, the proposed development does not include any external upgrades.

5.6 INFRASTRUCTURE CHARGES

Chapter 4 – Infrastructure of the PA outlines provisions for local governments to prescribe infrastructure charges for demands placed on trunk infrastructure where a Local Government Infrastructure Plans (LGIP) is included as part of the Planning Scheme and is adopted by resolution. These provisions have been reflected in *Weipa Town Authority Charges Resolution (No.2) 2023*, which came into effect from 22 March 2023. The site is in the Tourism Zone of the Weipa Town Authority Local Government Area. In accordance with Council's AICR, Infrastructure Charges are applicable to the development calculated as follows and shown in **Tables 2-3** below:

- Charges based on the proposed development (see Council's AICR);
- less discounts for the existing allotments/existing lawful uses.

Table 2: Estimation of Infrastructure Charges – Stage 1

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Accommodation (Short Term)	Non-Resident Workforce Accommodation & Tourist Park	3 or more bedroom suite ¹	\$7,769.95 per suite	30	\$233,098.50
Total					\$233,098.50²

Notes:

- ¹The proposed development is for modular units, each including four (4) bedrooms. As such, Stage 1 of the proposed development will require 30 modular 'suites', resulting in 120 bedrooms;
- ² The charge amount is subject to further PPI increases; and
- There are no relevant land use credits over the site as the site is not a vacant lot.

Table 3: Estimation of Infrastructure Charges – Stage 2

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Accommodation (Short Term)	Non-Resident Workforce Accommodation & Tourist Park	3 or more bedroom suite ¹	\$7,769.95 per suite	35	\$271,948.25
Total					\$271,948.25²

Note:

- ¹The proposed development is for modular units, each including four (4) bedrooms. As such, Stage 2 of the proposed development will require 35 modular 'suites', resulting in 140 bedrooms; and
- ² The charge amount is subject to further PPI increases.

While the relevant Infrastructure Charges for the proposed development, as outlined above in **Tables 2 & 3**, are acknowledged, Section 120(1) of the PA states that a levied charge may *"be only for extra demand placed on trunk infrastructure that the development will generate"*. As the proposed development is for a temporary use (i.e. circa three (3) year lifespan), with the expectation that the site will be fully decommissioned after 2030, it will only have a minor, short-term impact on WTA's trunk infrastructure in comparison to a permanent development of the site. As such, the Applicant seeks to enter into discussions with WTA prior to the issuing of the relevant Infrastructure Charges Notice (ICN), to seek a proportional reduction in the infrastructure charge shown in **Tables 2 & 3**, to an amount which more accurately reflects the true demand the proposed development will have on WTA's trunk infrastructure.

6 LEGISLATIVE REQUIREMENTS

6.1 PLANNING ACT 2016

6.1.1 Confirmation that the Development is not Prohibited

The proposed development is not prohibited. This has been established by considering all the relevant state and local instruments which can provide prohibitions under the PA, including Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20 of the *Planning Regulation 2017* (PR).

6.1.2 Assessment Manager

The Assessment Manager for this development application is Weipa Town Authority, as determined by Schedule 8 of the PR.

6.1.3 Confirmation that the Application is Properly Made

Section 51 of the PA outlines the requirements for a properly made application wherein:

1. *"A development application must be:*
 - (a) *made in the approved form to the assessment manager; and*
 - (b) *accompanied by –*
 - i. *the documents required under the form to be attached to, or given with, the application; and*
 - ii. *the required fee".*
2. The application must be accompanied by the written consent of the owner of the premises to the application, to the extent:
 - (a) *"The applicant is not the owner; and*
 - (b) *The application is for -*
 - i. *A material change of use of premises or reconfiguring a lot; or*
 - ii. *Works on premises that are below high-water mark and are outside a canal; and*
 - (c) *The premises are not excluded premises".*

It is confirmed here that this application is made in the approved form, will pay the applicable application fee and has provided landowners consent and as such, is 'properly made'.

6.1.4 Category of Development

The proposed development represents a Material Change of Use in respect to *'the start of a new use of the premises'*. The proposed development requires a development approval under the Planning Scheme and in accordance with s43(1) of the PA, the proposed development is therefore, **'Assessable Development'**.

6.1.5 Statutory Considerations for Assessable Development

The proposed development is **Impact Assessable** and as such, the assessment must be carried out against the entire Planning Scheme for those components that trigger or require consideration against the Strategic Framework and all other relevant assessment benchmarks. Section 45(5) of the PA states that Impact Assessment:

- (a) *"must be carried out –*

- i. *Against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *Having regard to any matters prescribed by regulation for this subparagraph; and*
- (b) *May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."*

When assessing the application, the relevant considerations of the Assessment Manager in making the decision are in accordance with Sections 59, 60(3), and 62 of the PA and Sections 29-31 of the PR. Specifically, section 60(3) of the PA states for an Impact Assessable application, the Assessment Manager must decide:

- a) *"To approve all or part of the application;*
- b) *To approve all or part of the application, but impose development conditions on the approval;*
- c) *To refuse the application."*

6.2 CAPE YORK REGIONAL PLAN 2014

The site is not located within any of the key mapped areas of the *Cape York Regional Plan 2014* (CYRP). However, the Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the CYRP and hence, compliance with the CYRP is demonstrated through compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6.3 STATE PLANNING POLICY

The *State Planning Policy* (SPP) came into effect on July 2017 under the PA. Part E of the SPP includes an array of State interests and associated assessment benchmarks which need to be considered during the development assessment process, where these State interests have not already been appropriately reflected within the relevant planning scheme. A review of the SPP mapping indicates that the proposed development/site is subject to several State interests, as outlined below (see also **Attachment 3**):

- Agriculture (Agricultural land classification – Class A and B);
- Coastal Environment (Coastal management district);
- Natural Hazards Risk and Resilience (Medium storm tide inundation area; Bushfire prone area; High storm tide inundation area; and Erosion prone area);
- Transport Infrastructure (Active Transport Corridor);
- Strategic Airports and Aviation Facilities (Wildlife hazard buffer zone); and
- Strategic Ports (Strategic Ports).

In accordance with Section 2.1 of the Planning Scheme, the Minister has identified that the Planning Scheme appropriately integrates relevant interests of the July 2017 SPP, including coastal hazard considerations such as Erosion Prone Areas. Accordingly, all the applicable State interests have been appropriately reflected in the Planning Scheme and in turn, compliance with the SPP is demonstrated through compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6.4 REFERRALS & STATE DEVELOPMENT ASSESSMENT PROVISIONS

A review of the DA mapping system indicates that the site is subject to the following matters of State interest (see **Attachment 3**):

- Coastal Protection (Coastal management district; Coastal area - erosion prone area; Coastal area - medium storm tide inundation area; and Coastal area - high storm tide inundation area);
- Fish Habitat Areas (Major Tidal); and

- Water Resources (Great artesian water resource plan area).

In consultation with *Schedule 20 of the Planning Regulations 2017*, and the above identified matters of interest, the proposed development will exceed the Local Government Area 2 thresholds for workforce accommodation (being 50 dwellings). As such, the proposed development will trigger the following referral:

- State Assessment Referral Agency – Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Development Impacting on State Transport Infrastructure.

Accordingly, the following module of the State Development Assessment Provisions (Version 3.5) is applicable, and a full assessment against SDAP Code – State Code 6 – Protection of State Transport Networks has been provided in **Attachment 4**.

Note: No referral under Part 17 of the PR is triggered as the proposed development has been suitably sited to avoid all areas of the Erosion Prone Area (EPA) on the site (see **Attachment 2** which includes the EPA mapping overlay).

6.5 PLANNING SCHEME (WEIPA TOWN PLANNING SCHEME 2019)

6.5.1 Land Use Definition

The proposed development is defined under the Planning Scheme as:

- **Non-resident workforce accommodation**

"Use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a)"; and

6.5.2 Level of Assessment

The establishment of Non-resident Workforce Accommodation triggers Impact Assessment when located in the Tourism Zone. As such, the proposed development triggers the need for an **Impact Assessable** development application to be lodged and approved by Council.

6.5.3 Applicable Planning Scheme Overlays

The site is affected by the following Planning Scheme Overlays:

- Airport Overlay: (Wildlife hazard buffer zone 8km);
- Bushfire Overlay: (Potential impact buffer);
- Coastal Hazard and Inundation Overlay: (Erosion Prone Area – 40m; High Hazard Area – Storm Tide; Medium Hazard Area – Storm Tide; Erosion Prone Area- sea level rise); and
- Open Space and Stormwater Drainage Network Overlay: (Pedestrian and cycle paths).

6.5.4 Applicable Planning Scheme Codes

While Impact Assessable developments are assessed against the entire Planning Scheme, **Table 4** below lists the applicable aspects of the Planning Scheme the proposed development is subject to assessment against:

Table 4: Applicable Planning Scheme Codes for Assessment

Scheme Component	Comment
Planning Scheme Element	
Strategic Framework	Refer to Section 6.5.5

Zone Code	
Tourism Zone Code	Refer to Attachment 5 and Section 6.5.6
Overlays	
Airport Overlay Code; Bushfire Hazard Overlay Code; Coastal Hazard and Inundation Overlay Code; and Open Space and Stormwater Drainage Network Overlay	Refer to Attachment 5 and Section 6.5.7
Development Codes	
Parking and Access Code; and Works, Services and Infrastructure Code	Refer to Attachment 5 and Section 6.5.8

6.5.5 Strategic Framework

The Strategic Framework of the *Weipa Town Planning Scheme 2019* sets out a broad policy direction for the Weipa Town Authority Local Government Area. It offers a series of themes to guide appropriate development outcomes for the life of the Planning Scheme, including land use pattern, strong community, strong economy, infrastructure and servicing, and environmental wellbeing and safety. In respect to the provisions of the PR, particularly s31(1)(b), the Assessment Manager must have regard to the whole Planning Scheme, including its Strategic Framework, when deciding an Impact Assessable Development Application. Therefore, this section of the report includes planning commentary broadly addressing the themes of the strategic framework, and commentary relating to elements that are **applicable** to the site and proposed development.

Land Use Pattern Theme

The proposed development supports the relevant elements of the Land Use Pattern Theme. The proposed development is sited on waterfront land, where the development will not conflict with the area's natural beauty or limit the site's value for its contribution to the Weipa Lifestyle. As the development is appropriately setback from the foreshore, this will not limit the use of existing/ or future pedestrian/cycle paths that run along the site's southern boundary, facilitating continued public use of the site. Setback of the proposed development from the foreshore also ensures that areas impacted by natural coastal processes, such as erosion-prone areas are avoided, allowing for protection against coastal hazards.

Given the site's proximity to the Weipa Strategic Port Land, and being within the Evans Landing area, the proposed development will also not conflict with the intent of the Port of Weipa Land Use Plan, and the Evans Landing Master Plan. Given the temporary nature of the proposed development (i.e. a circa three (3) year lifespan), with the expectation that the site will be decommissioned after 2030, it is also envisioned that once the need for workforce accommodation is removed, that the site can realise on economic benefits and increase the capacity for tourism camping and accommodation associated with Weipa's Tourism sector.

The proposed use of the site for workforce accommodation also assists in reflecting the intent of the Port of Weipa Land use Plan, and the Evans Landing Precinct Master plan through achieving a multi-functional precinct which has the ability to facilitate a range of land uses, such as that being proposed, and opportunities for future development of tourism related land uses.

Strong Community Theme

The proposed development supports the relevant elements of the Strong Community theme. Specifically, the proposed development has been suitably integrated with the existing road network, open space linkages, will provide extensive employment opportunities, and the design will allow for continued community safety and crime prevention

of the surrounding area. As outlined within this Planning Report, the proposed development will connect to the existing road network in Kamenjarin Drive and will not generate significant vehicle traffic as a result of the fly-in-fly-out nature of most staff, and the provision of Rio Tinto's private shuttle service to and from the site. The proposed development will also not impact upon any future upgrades to pedestrian/cycle paths envisioned for the site, as per Planning Scheme mapping. Employment opportunities, not only in the construction of the proposed development, but also through the allowance of an expanded workforce for Rio Tinto's Weipa mine/s will also be realised through the provision of greater workforce accommodation.

Strong Economy Theme

The proposed development supports the relevant elements of the Strong Economy theme. In particular, the proposed development will support Weipa's economy, as the development will deliver further employment opportunities through the construction and maintenance of the site, and will maximise economic activity and resilience associated with Rio Tinto's mine workforce. Additionally, the temporary nature of the proposed workforce accommodation (i.e. a circa three (3) year lifespan), with the expectation that the site will be decommissioned after 2030, it is expected that with the relevant approvals, the site can later be developed to support Weipa's tourism industry, which will allow for direct benefits to the local economy.

Infrastructure and Servicing Theme

The proposed development supports the relevant elements of the Infrastructure and Servicing theme. As outlined throughout this Planning Report, the proposed development will be provided with relevant connections to all required infrastructure and will not compromise connections of existing development to these networks. Furthermore, given the temporary nature of the proposed development (i.e. a circa three (3) year lifespan), with the expectation that the site will be decommissioned after 2030, it is expected that the proposed development will have a relatively minimal impact on relevant infrastructure, and capacities of these networks will not be exceeded.

The proposed development will also remain compatible and not compromise the operations of the Weipa Port as the development will remain entirely within the site's boundaries and will not impact access to and from the Weipa Port area. Access to, and use of the public boat ramp will also be maintained, with the proposed development not impacting upon adjacent land, or access ways to this area.

Environmental Wellbeing and Safety Theme

The proposed development supports the relevant elements of the Environmental Wellbeing and Safety theme. In particular, the proposed development will not impact on coastal environments, as development has been designed and located to avoid areas of coastal hazards (i.e. the erosion-prone area). As such, the risk to life and property as a result of natural hazards associated with coastal development will be suitably avoided. The setback of the proposed development from the foreshore also ensures that the scenic amenity of the coast is maintained, and opportunities for public access to the foreshore and coastal waters can still be achieved on the site.

6.5.6 Tourism Zone Code

The proposed development complies and/or can be conditioned to comply with the Tourism Zone Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 5**.

Note: The proposed development does not 'align' with the zoning intent for the site, although it is a temporary use and upon decommissioning, the site will be made available for tourism uses in line with that envisioned for the site and for this reason, there will be no unacceptable zoning conflicts as a result of the proposed development.

6.5.7 Overlay Codes

Airport Overlay Code

The proposed development does not include any structures that would protrude into the operational areas of the airport, nor does it involve any activities that could impact upon the operational airspace or adversely impacted by the operation of the Weipa Airport. As such, the proposed development will not conflict with and/or can be conditioned to comply with the Airport Overlay Code. For this reason, a full assessment against this code is not considered necessary and has not been undertaken.

Bushfire Hazard Overlay Code

In accordance with Section 7.1 (5) of the Planning Scheme, the Bushfire Hazard Overlay Code only applies to parts of the site affected by the overlay. As the proposed development will not be located within the mapped extent of the overlay, the overlay is not applicable.

Coastal Hazard and Inundation Hazard Overlay Code

In accordance with Section 7.1 (5) of the Planning Scheme, the Coastal Hazard and Inundation Hazard Overlay Code only applies to parts of the site affected by the overlay. As the proposed development will not be located within the mapped extent of the overlay, particularly, the erosion prone area, the overlay is not applicable.

Open Space and Stormwater Drainage Network Overlay Code

The proposed development complies and/or can be conditioned to comply with the Transport Network Overlay Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 5**.

6.5.8 Development Codes

Parking and Access Code

The proposed development complies and/or can be conditioned to comply with the Parking and Access Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 5**.

Works, Services and Infrastructure Code

The proposed development complies and/or can be conditioned to comply with the Works, Services, and Infrastructure Code. To demonstrate this compliance, a full assessment against the code has been provided in **Attachment 5**.

7 DISCUSSION - KEY PLANNING MATTERS

This section of the report provides additional commentary in support of the key matters considered relevant to the assessment of this development application, which relate to front setbacks and car parking requirements.

7.1 SETBACKS

Acceptable Outcome AO5.1 of the Tourism Zone Code requires that buildings have a minimum setback of six (6) metres to the primary street frontage boundary. The proposed development has the following setbacks to the front boundary (Kamenjarin Drive):

- Accommodation Modules: approx. 3.25m;
- Laundry Modules: approx. 3.50m; and
- Personal Locker Module: approx. 3.50m.

As such, the proposed development does not comply with the 'deemed to comply' front setback requirements and requires an assessment against the corresponding performance outcome. Performance Outcome PO5 of the Tourism Zone Code states:

"Buildings are sited to allow privacy and ventilation to adjoining properties and provide a high ratio of undeveloped space"

Planning Commentary

The proposed development complies with PO5 as:

- The aspects of development that encroach within the six (6) metre setback do not extend for the entire front boundary of the site (i.e. there are seven (7) separate modules with a total length of approx. 95 metres), with large areas of the front boundary left as 'undeveloped space';
- As there are no adjoining properties/development along the road frontage i.e., the nearest allotment, being Lot 631 on MP37401, is setback from the site by the approx. 22m wide Kamenjarin Drive road reserve, the proposed development will not impact on the privacy and ventilation of any adjoining properties and therefore, will achieve a sufficient level of amenity for users on and off site; and
- Existing accommodation modules on the adjacent Lot 631 on MP37401 present setbacks of approx. two (2) metres to Kamenjarin Drive demonstrating that the setbacks of the proposed development are consistent with the existing/prevaling setbacks of the area which ensures there will be no adverse impacts on the character or amenity of the area.

As such, the proposed setbacks and design of the proposed development are not only consistent with similar existing development styles, but also ensure that there will be no privacy or ventilation issues to users on and off site, and ensure that a high ratio of the site remains undeveloped. This in turn, ensures compliance with PO5 of the Tourism Zone Code.

7.2 CAR PARKING REQUIREMENTS

Acceptable Outcome AO1.1 of the Parking and Access Code requires that car parking be provided for particular land uses in accordance with Table 8.3.2B. However, non-resident workforce accommodation does not have a prescribed parking rate. As such, an assessment against the Performance Outcome has been undertaken to demonstrate that the proposed development provides sufficient parking for the traffic likely to be generated by the use of the site.

Performance Outcome PO1 states:

"Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use"

Planning Commentary

The proposed development provides 65 car parks, inclusive of one (1) DDA space, and it is expected that this parking area will be sufficient to accommodate the traffic likely to be generated by the proposed development as:

- Almost all workers and contractors staying on site will be fly-in-fly-out (FIFO) workers who will not have personal vehicles;
- All workers and contractors will be shuttled to the mine/s each day via the existing bus stop adjacent to the site in Kamenjarin Drive;
- Staff and contractors staying on site will generally utilise the existing facilities/dining hall/kitchen on Lot 631 on MP37401 and will therefore, not have to travel into town for food/groceries; and
- The proposed development includes necessary facilities such as Laundry Modules and gym facilities (to be confirmed), and as such, the requirement for staff to leave the site while off shift is minimal.

As such, almost all staff and contractors will NOT have a car when on site and any that do, will need to utilise it very rarely as there is minimal need to leave the site/adjacent site (Lot 631 on MP37401). Accordingly, the number of parking spaces provided on site will be sufficient to accommodate the number of vehicles and traffic expected to be generated by the proposed development.

7.3 OTHER RELEVANT MATTERS

The proposed development is Impact Assessable and as such, the assessment must be carried out against the entire Planning Scheme for those components that trigger or require consideration against the Strategic Framework and all other relevant assessment benchmarks. This has been completed in the sections above. However, section 45(5) of the PA states that Impact Assessment: *"may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."* These other relevant matters can include economic benefits, convenience of a location, community benefits and need. In this instance, the proposed development will not only maximise economic activity and resilience associated with Rio Tinto's mine workforce but will also benefit the greater Weipa area through employment opportunities for the construction and maintenance of the site. The temporary nature of the proposed workforce accommodation (i.e. a circa three (3) year lifespan), with the expectation that the site will be decommissioned after 2030, will also ensure that, with the relevant approvals, the site will be able to facilitate future tourism land uses, as the site is appropriately zoned for. As such, the proposed development will result in substantial community benefits, and once the proposed development is decommissioned, the site will be returned to its current state, then allowing the site to facilitate future tourism land uses. In this instance, further commentary against 'other relevant matters' is not deemed necessary to the assessment of the proposed development.

This report supports a development application made by Rio Tinto Limited who seeks the requisite statutory development approval from Weipa Town Authority to support the establishment of a temporary worker's camp to service staff and contractors of Rio Tinto's Weipa mine/s over part of land at 3 Kerr Point Drive, Evans Landing, more formally described as Lot 477 on MP37354. Accordingly, this development application has sought the following development approval from Council:

- **Development Permit for a Material Change of Use (Non-resident workforce accommodation)**

This report has described the proposed development, identified the applicable statutory and legislative requirements of Weipa Town Authority under their Planning Scheme, the *Weipa Town Planning Scheme 2019*, as well as those at the State level under the *Planning Act 2016*, *Planning Regulation 2017*, *State Planning Policy 2017* as well as all other, relevant State legislation and requirements, and in doing so, demonstrated the suitability of the proposed development.

The report concludes that the proposed development has been considered and assessed on its merits, in the context of the site, adjoining neighbours, and the pattern of existing and approved urban development. In doing so, it has been demonstrated, that based on sound town planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable code, can still be achieved. With this in mind, we have confidence that a complete performance-based assessment by Council will consider the project in its context, and in doing so, accept the alternative solutions being proposed and for this reason, should be approved by Council subject to the imposition of reasonable and relevant conditions of approval.

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Rio Tinto Limited
Contact name (only applicable for companies)	CI-Urban Sync Pty Ltd
Postal address (P.O. Box or street address)	PO Box 2970
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4051 6946
Email address (non-mandatory)	admin@urbansync.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	26-1283
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	-	3	Kerr Point Drive	Evans Landing
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4874	477	MP37354	Weipa Town Authority
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer: Embley River

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☒ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
260 room workers camp
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
☒ Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work
b) What is the approval type? <i>(tick only one box)</i>
☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval
c) What is the level of assessment?
☐ Code assessment ☐ Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Non-resident workforce accommodation	“Use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a)”;	See planning report	See planning report

8.2) Does the proposed use involve the use of existing buildings on the premises?

☐ Yes

☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Weipa Town Authority

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☒ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	DA19/0003	12 September 2019	Weipa Town Authority
☒ Approval ☐ Development application	DA19/0007	25 September 2019	Weipa Town Authority

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50748544	Search Date:	24/02/2026 10:06
Date Title Created:	28/11/2008	Request No:	55169841
Previous Title:	40057554		

ESTATE AND LAND

Estate in Fee Simple

LOT 477 CROWN PLAN MP37354
Local Government: WEIPA

REGISTERED OWNER

Dealing No: 712394643 08/05/2009

MALARUCH ABORIGINAL CORP. LTD A.C.N. 098 199 832 TRUSTEE
UNDER INSTRUMENT 712394643

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40057554 (Lot 477 on CP MP37354)
2. EASEMENT IN GROSS No 712278989 13/03/2009 at 16:08
burdening the land
RIO TINTO ALUMINIUM LIMITED A.C.N. 009 679 127
over
EASEMENT A ON SP135861
3. TRANSFER No 713977297 26/07/2011 at 10:19
EASEMENT IN GROSS: 712278989
EASEMENT IN GROSS: 712279004
EASEMENT IN GROSS: 712279006
EASEMENT IN GROSS: 712279009
RTA WEIPA PTY LTD A.C.N. 137 266 285
4. EASEMENT IN GROSS No 712279004 13/03/2009 at 16:08
burdening the land
RIO TINTO ALUMINIUM LIMITED A.C.N. 009 679 127
over
EASEMENT B ON SP135861
5. EASEMENT IN GROSS No 712279006 13/03/2009 at 16:09
burdening the land
RIO TINTO ALUMINIUM LIMITED A.C.N. 009 679 127
over
EASEMENT C ON SP135861
6. EASEMENT IN GROSS No 712279009 13/03/2009 at 16:09
burdening the land
RIO TINTO ALUMINIUM LIMITED A.C.N. 009 679 127
over
EASEMENT D ON SP135861

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50748544
-------------------------	-----------------

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, **Jacqueline Malacoola**

Sole Director/Secretary of the company mentioned below.

Of Malaruch Aboriginal Corp. Ltd (A.C.N. 098 199 832)

The company being the owner of the premises identified as follows:

3 Kerr Point Drive, Evans Landing more formally described as Lot 477 on MP37354.

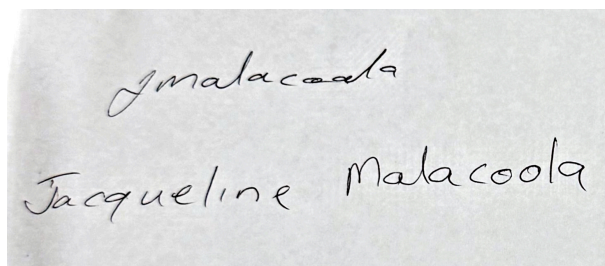
Consent to the making of a development application under the *Planning Act 2016* by:

Rio Tinto Limited C/- Urban Sync Pty Ltd

On the premises described above for:

Development Permit for a Material Change of Use (Non-Resident Workforce Accommodation)

Company Name and ACN: Malaruch Aboriginal Corp. Ltd (A.C.N. 098 199 832)

A photograph of a piece of paper with a handwritten signature in dark ink. The signature is written in two lines: 'jmalacoola' on the first line and 'Jacqueline Malacoola' on the second line.

.....
Signature of Sole Director/Secretary

17 March 2026

.....Date

PROPOSED MINING CAMP
RIO TINTO
3 KERR POINT DRIVE, EVANS LANDING

GENERAL:

- 1. IF IN DOUBT, JUST ASK.
- 2. USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- 3. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- 4. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- 5. DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPEMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- 6. CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- 7. TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- 8. ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- 9. ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- 10. GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
- 11. WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
- 12. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- 13. THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- * SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.
- * ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.
- * ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.

(WELS - WATER EFFICIENCY LABELLING AND STANDARDS)
(QDC - QUEENSLAND DEVELOPEMENT CODE)
(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-
- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:
- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	17.03.26	3	3	13.04.26	PRELIMINARY
02	SITE PLAN	17.03.26	3	3	13.04.26	PRELIMINARY
03	PROPOSED AREA OF WORKS	17.03.26	3	3	13.04.26	PRELIMINARY
04	FLOOR PLANS & ELEVATIONS	17.03.26	3	3	13.04.26	PRELIMINARY
05	FLOOR PLANS & ELEVATIONS	17.03.26	3	3	13.04.26	PRELIMINARY

NOTES:

- 1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
- 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
- 3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
- 4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
- 5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

3	13.04.26	PRELIMINARY	
2	25.03.26	PRELIMINARY	
1	19.03.26	PRELIMINARY	
REV	ISSUE	DATE	DESCRIPTION

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au
© COPYRIGHT
QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE



Project: PROPOSED MINING CAMP

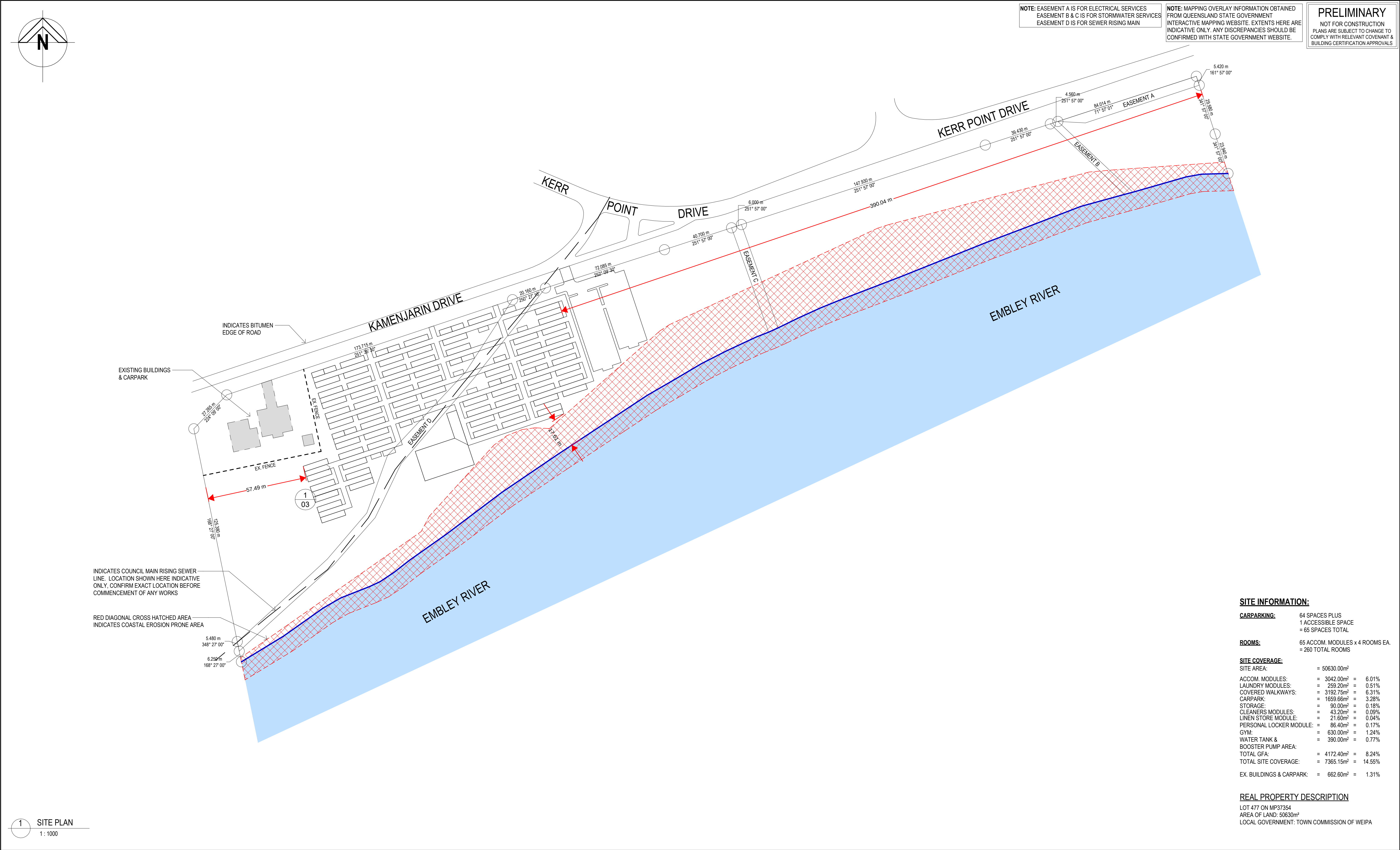
Client: RIO TINTO

Location: 3 KERR POINT DRIVE, EVANS LANDING

TITLE: COVER PAGE

Date: 17.03.26 Drawn:
Scale: 1 : 1 Designed: N.H

Job No.: Drawing No.: Rev.
2026-091-C DD 01 3



NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

3	13.04.26	PRELIMINARY	
2	25.03.26	PRELIMINARY	
1	19.03.26	PRELIMINARY	
REV	ISSUE	DATE	DESCRIPTION

THE DESIGN HOUSE NQ
m: 0423 623 647
a:19 Castlemaine St, Kirwan, QLD 4818
e: nathan@thedesigndesignhouse.com.au
w: www.thedesigndesignhouse.com.au
© COPYRIGHT
QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

The Design House

NQ

Project: PROPOSED MINING CAMP

Client: RIO TINTO

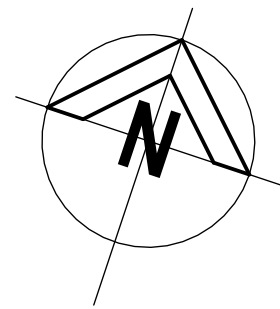
Location: 3 KERR POINT DRIVE, EVANS LANDING

TITLE: SITE PLAN

Date: 17.03.26 Drawn: D.A.

Scale: As indicated Designed: N.H.

Job No.: 2026-091-C DD 02 Rev. 3



NOTE: EASEMENT A IS FOR ELECTRICAL SERVICES
EASEMENT B & C IS FOR STORMWATER SERVICES
EASEMENT D IS FOR SEWER RISING MAIN

NOTE: MAPPING OVERLAY INFORMATION OBTAINED
FROM QUEENSLAND STATE GOVERNMENT
INTERACTIVE MAPPING WEBSITE. EXTENTS HERE ARE
INDICATIVE ONLY. ANY DISCREPANCIES SHOULD BE
CONFIRMED WITH STATE GOVERNMENT WEBSITE.

PRELIMINARY
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS



NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

REV	ISSUE	DATE	DESCRIPTION
3		13.04.26	PRELIMINARY
2		25.03.26	PRELIMINARY
1		19.03.26	PRELIMINARY

THE DESIGN HOUSE NQ
m: 0423 623 647
a:19 Castlemaine St, Kirwan, QLD 4818
e: nathan@thedesigthousenq.com.au
w: www.thedesigthousenq.com.au
© COPYRIGHT
QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

The
Design
House^{NQ}

Project: PROPOSED MINING CAMP

Client: RIO TINTO

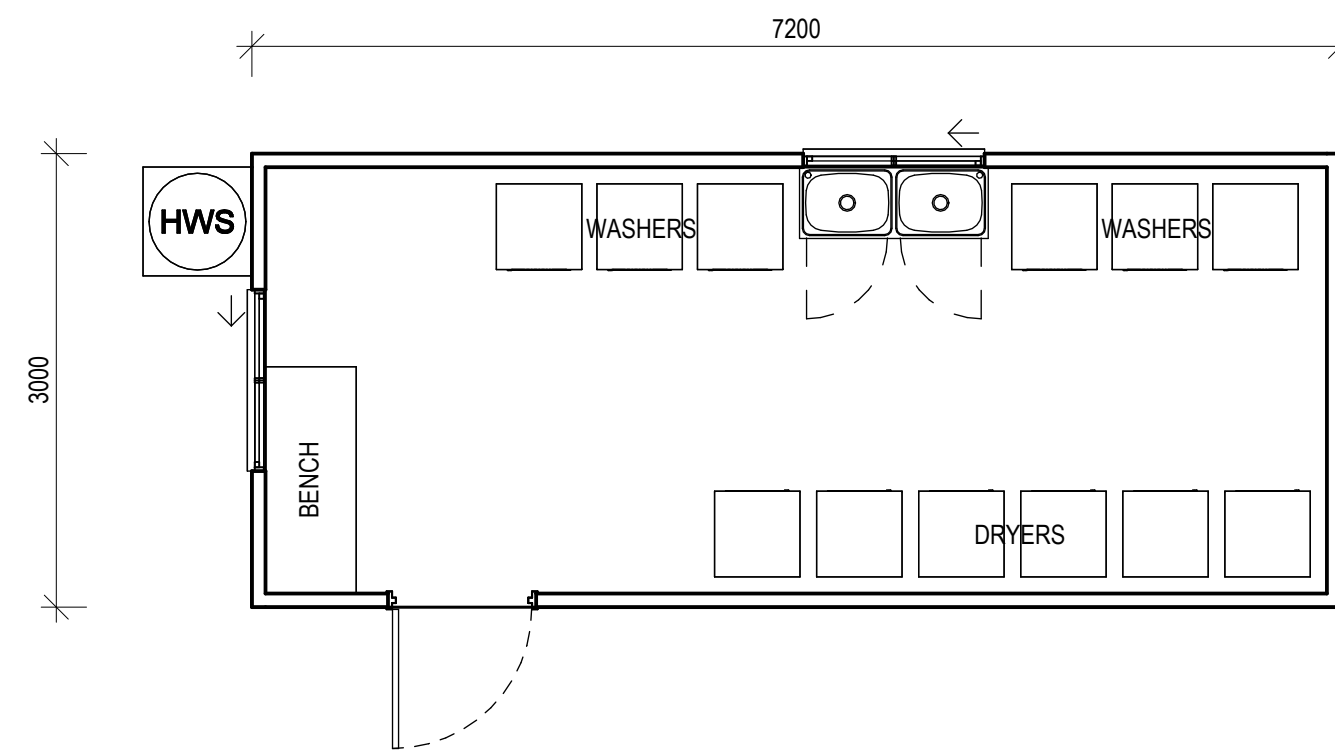
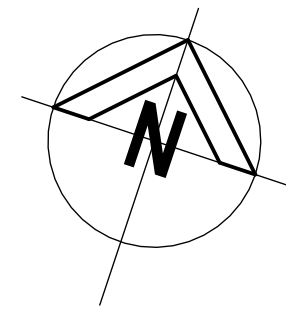
Location: 3 KERR POINT DRIVE, EVANS
LANDING

TITLE:PROPOSED AREA OF
WORKS

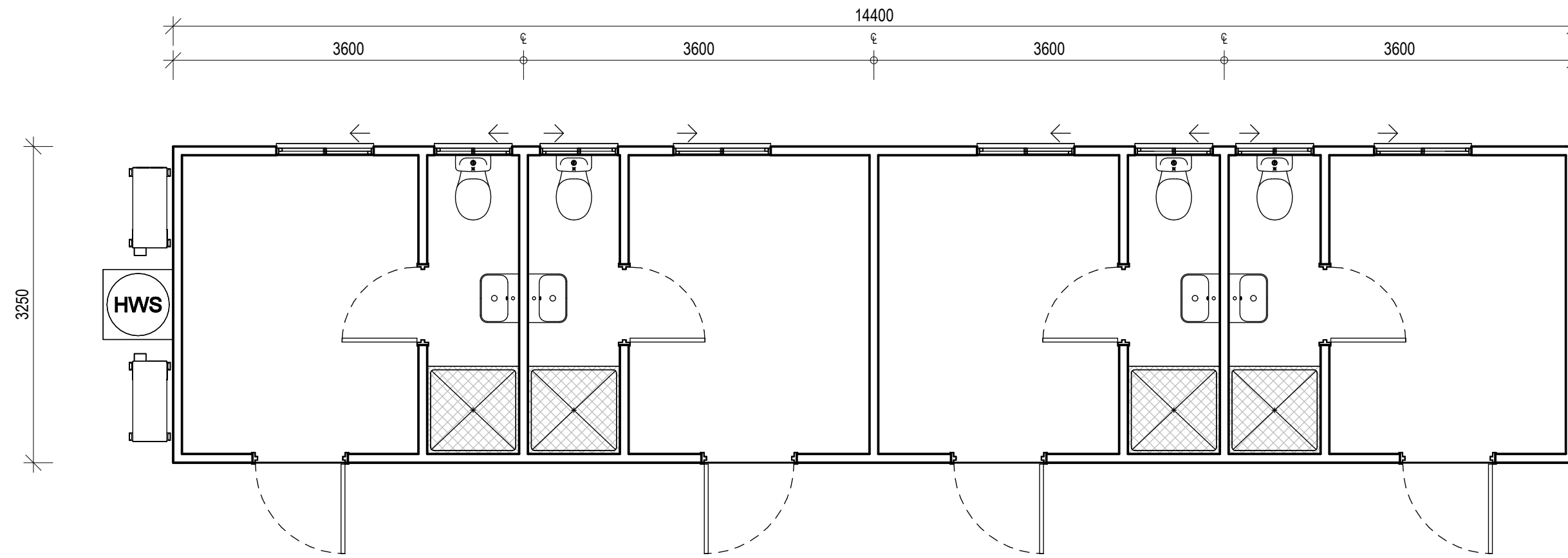
Date: 17.03.26 Drawn: D.A.

Scale:As indicated Designed: N.H.

Job No.: Drawing No.: Rev.
2026-091-C DD 03 3

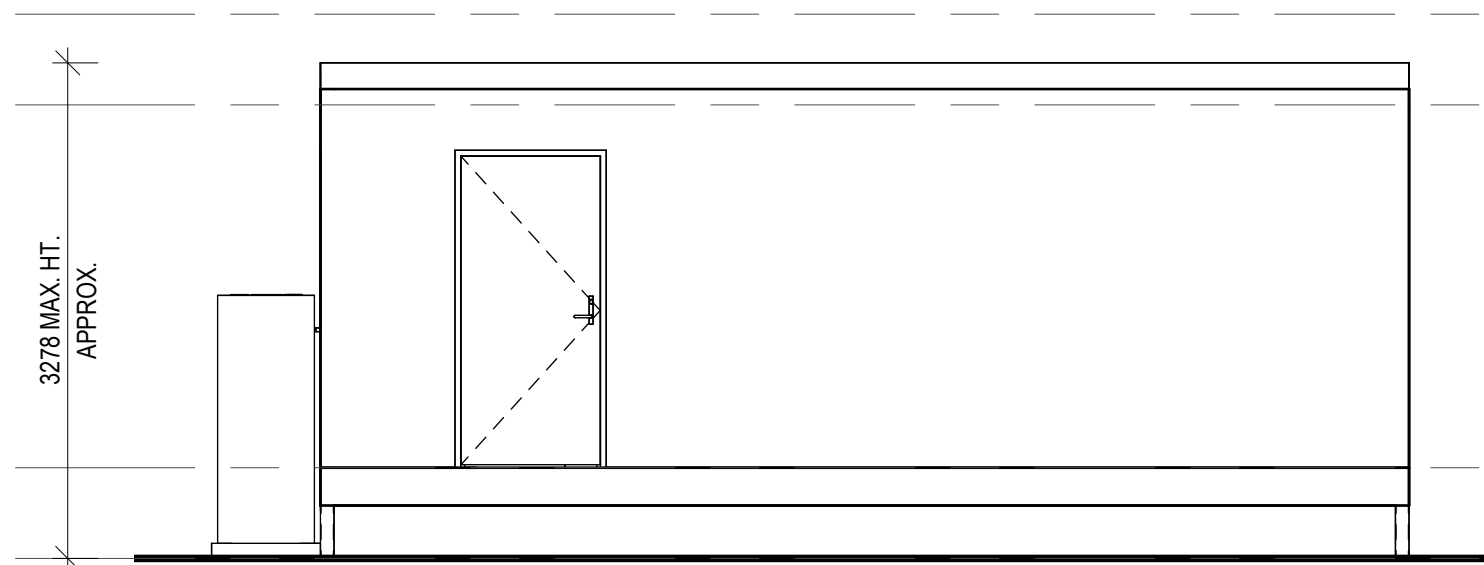


1 FLOOR PLAN - TYPICAL LAUNDRY MODULE
1:50

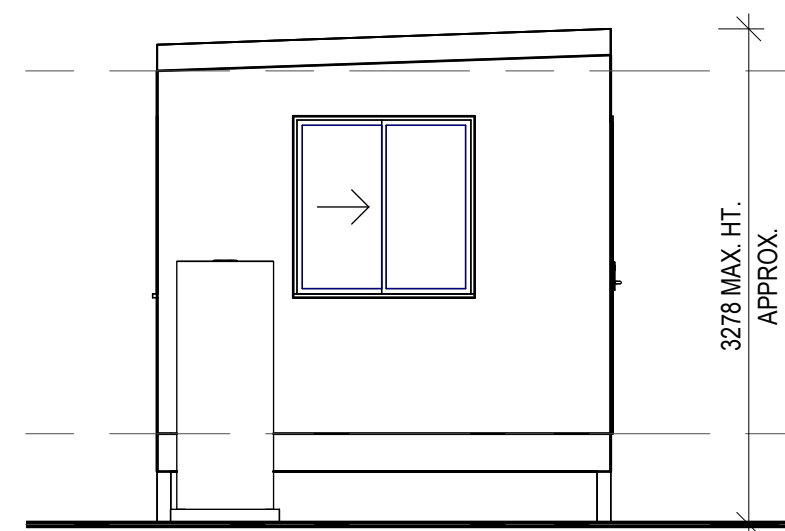


2 FLOOR PLAN - TYPICAL 4 ROOM ACCOMMODATION MODULE
1:50

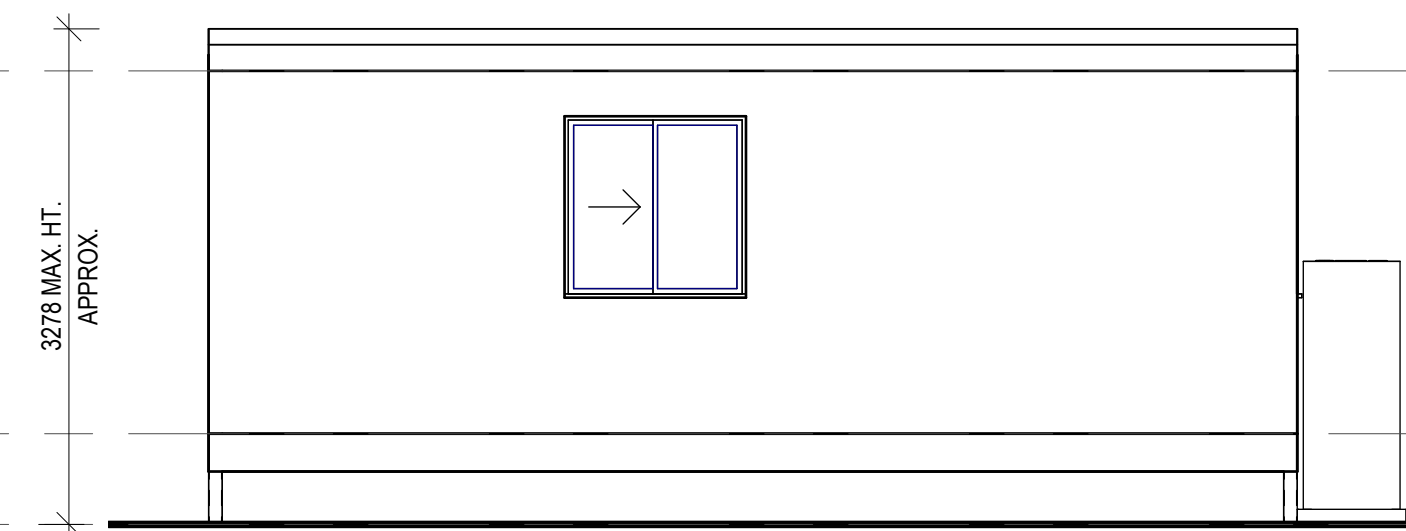
PRELIMINARY
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS



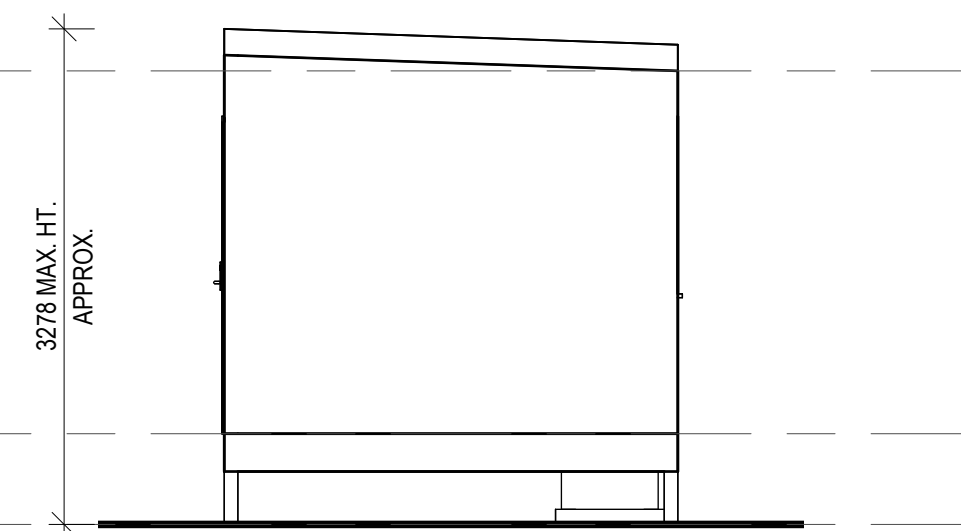
01 TYPICAL LAUNDRY MODULE - ELEVATION 01
1:50



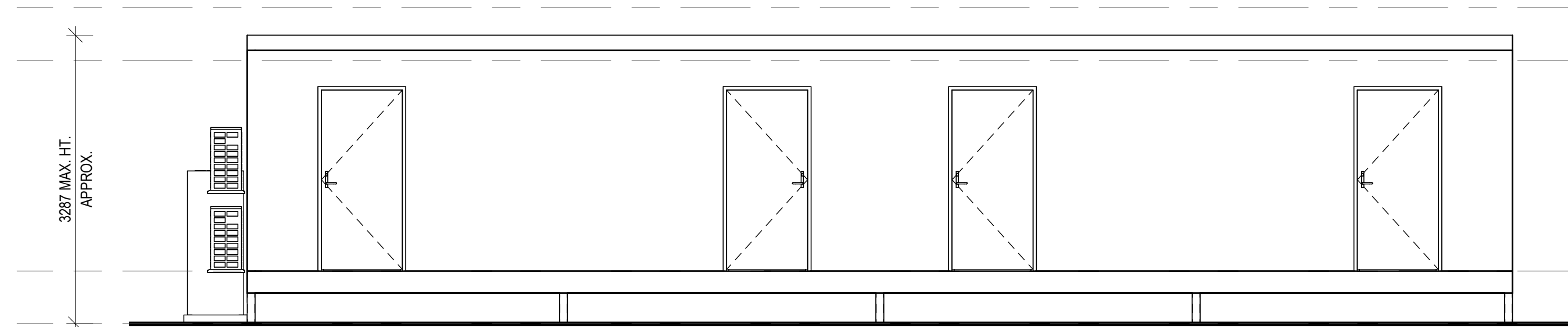
02 TYPICAL LAUNDRY MODULE - ELEVATION 02
1:50



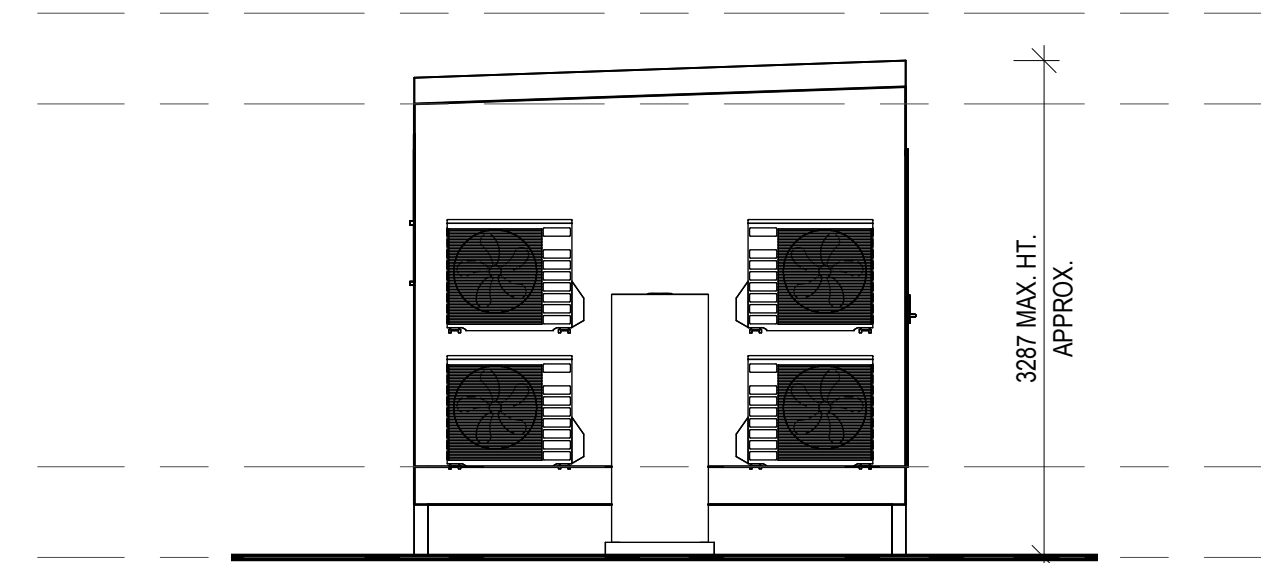
03 TYPICAL LAUNDRY MODULE - ELEVATION 03
1:50



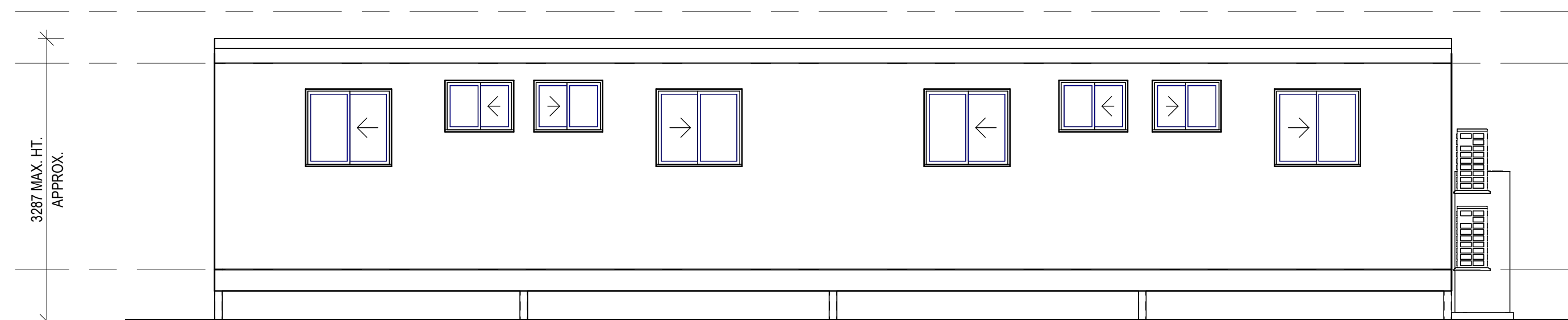
04 TYPICAL LAUNDRY MODULE - ELEVATION 04
1:50



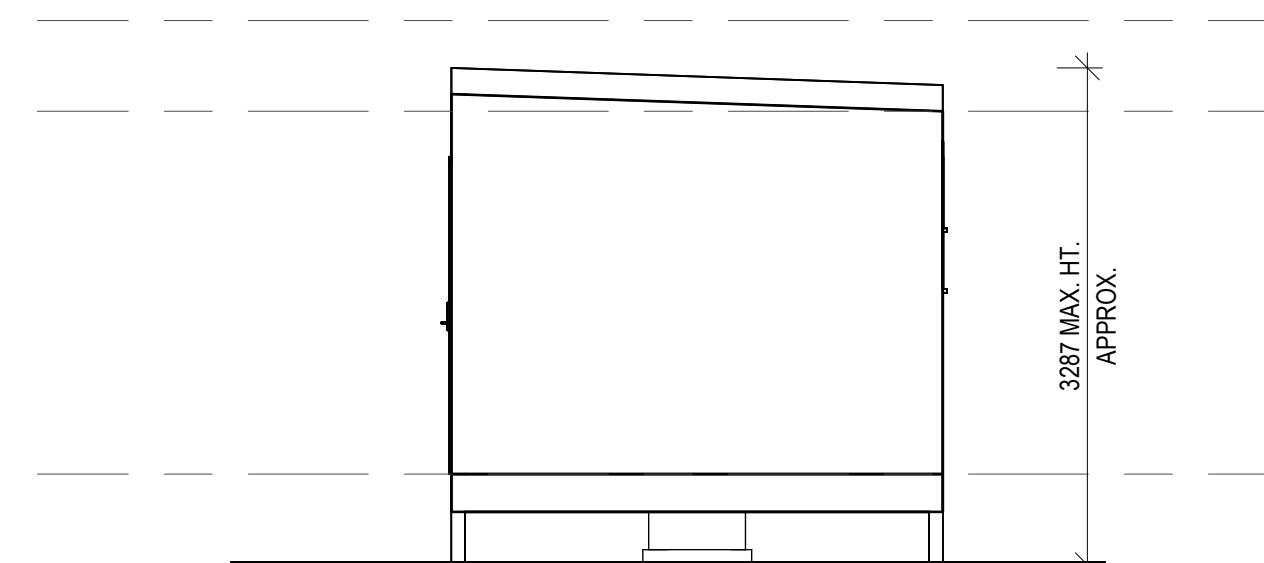
05 TYPICAL 4 ROOM ACCOMMODATION MODULE - ELEVATION 05
1:50



06 TYPICAL 4 ROOM ACCOMMODATION MODULE - ELEVATION 06
1:50



07 TYPICAL 4 ROOM ACCOMMODATION MODULE - ELEVATION 07
1:50



08 TYPICAL 4 ROOM ACCOMMODATION MODULE - ELEVATION 08
1:50

NOTE: FLOOR PLANS & ELEVATIONS INDICATIVE
ONLY. REFER BUILDING MODULES MANUFACTURER
DOCUMENTATION FOR FURTHER DETAILS
INCLUDING SERVICES, FIXTURES & FITTINGS

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

REV	ISSUE	DATE	DESCRIPTION
3		13.04.26	PRELIMINARY
2		25.03.26	PRELIMINARY
1		19.03.26	PRELIMINARY

THE DESIGN HOUSE NQ
m: 0423 623 647
a:19 Castlemaine St, Kirwan, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au
© COPYRIGHT
QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

The
Design
House^{NQ}

Project: PROPOSED MINING CAMP

Client: RIO TINTO

Location: 3 KERR POINT DRIVE, EVANS
LANDING

TITLE: FLOOR PLANS &
ELEVATIONS

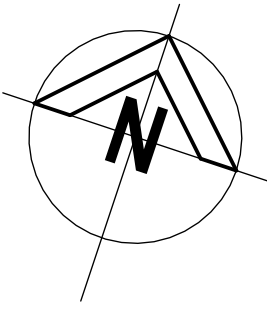
Date: 17.03.26 Drawn: D.A.

Scale: As Designed: N.H.

indicated

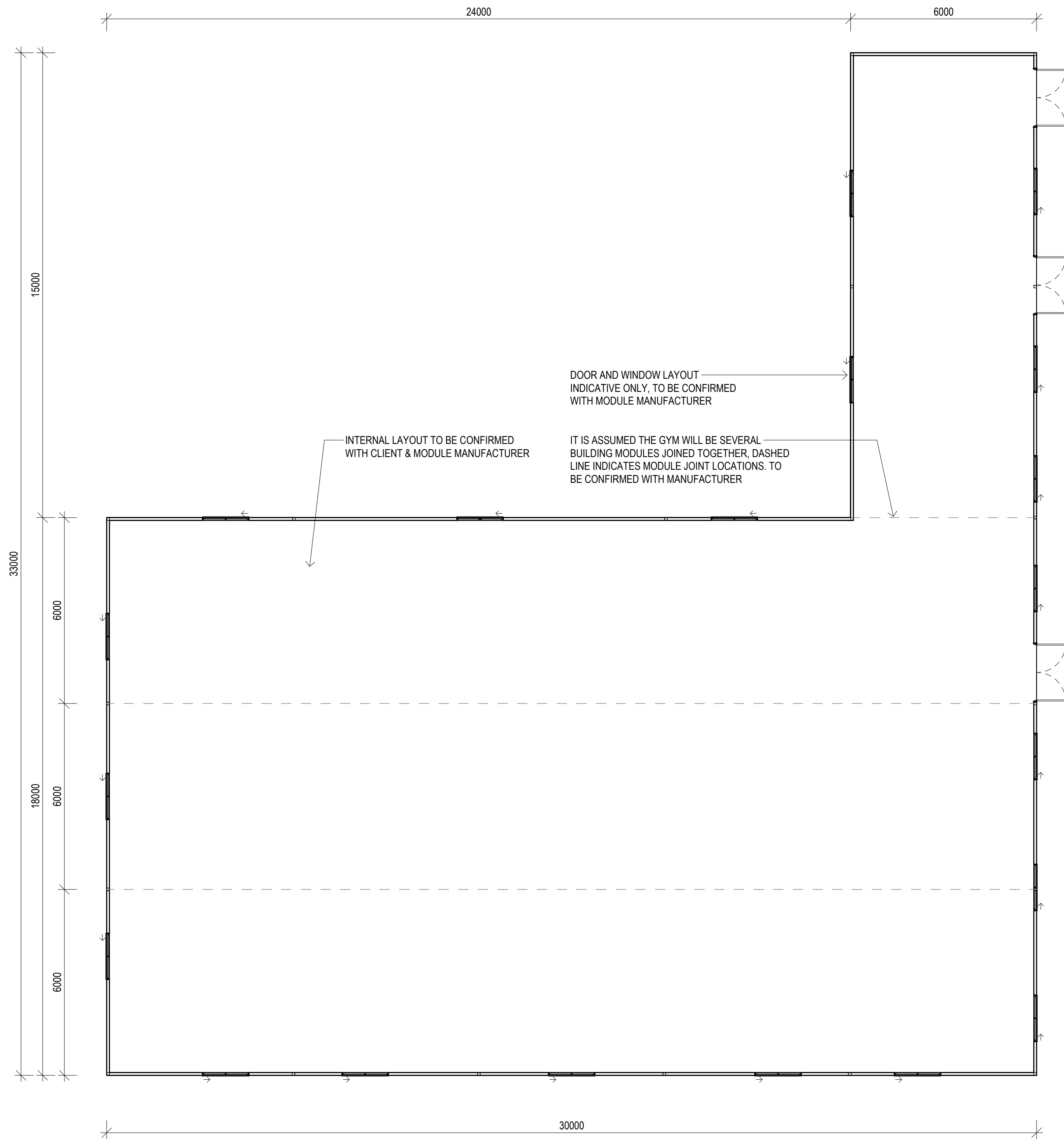
Job No.: Drawing No.: Rev.

2026-091-C DD 04 3

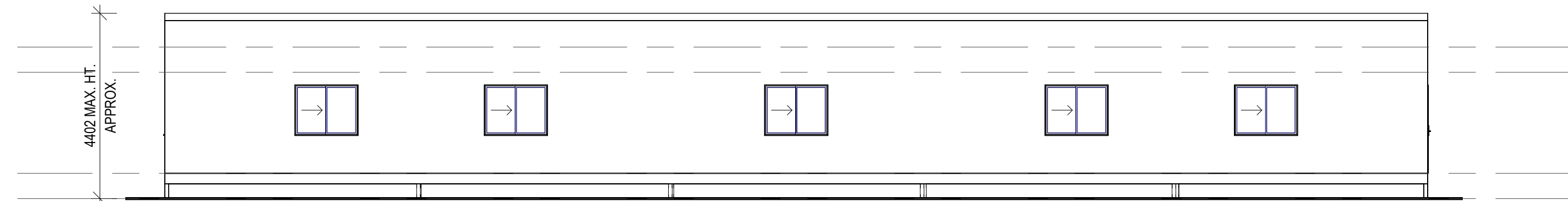


PRELIMINARY

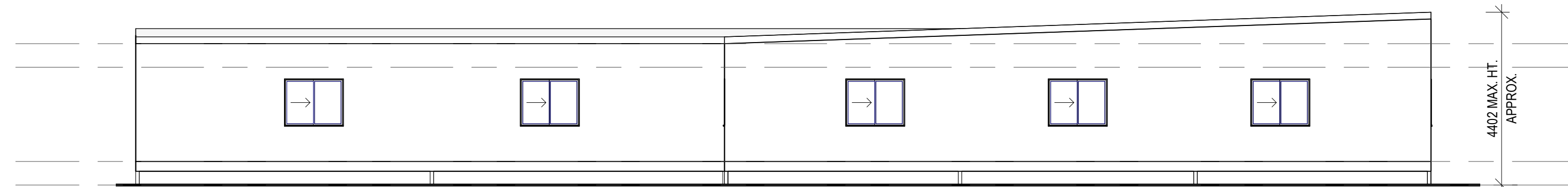
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS



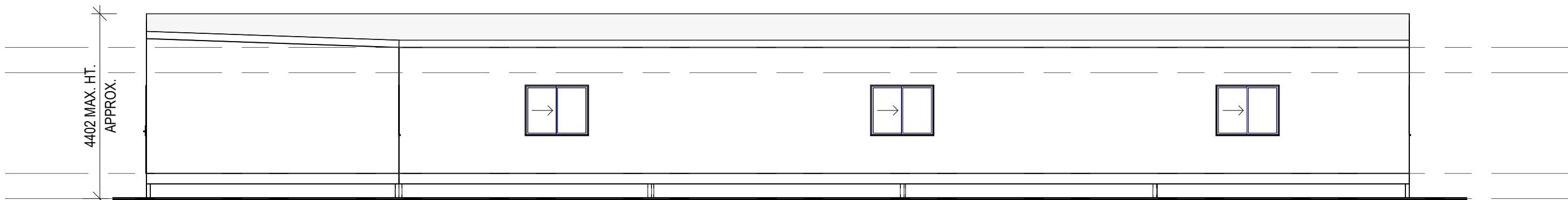
1 FLOOR PLAN - GYM
1 : 100



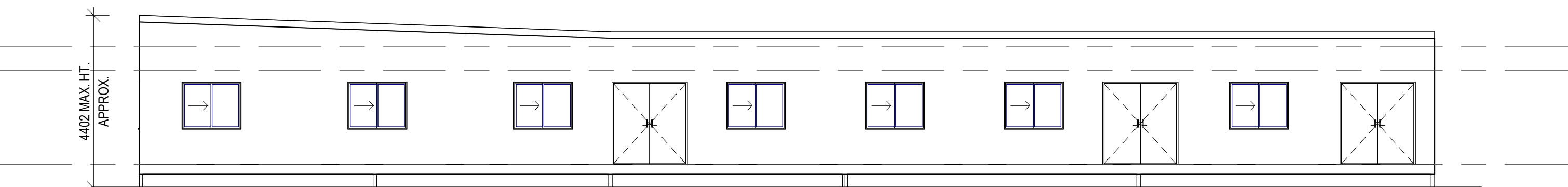
01 GYM - ELEVATION 01
1 : 100



02 GYM - ELEVATION 02
1 : 100



03 GYM - ELEVATION 03
1 : 100



04 GYM - ELEVATION 04
1 : 100

NOTE: FLOOR PLANS & ELEVATIONS INDICATIVE
ONLY. REFER BUILDING MODULES MANUFACTURER
DOCUMENTATION FOR FURTHER DETAILS
INCLUDING SERVICES, FIXTURES & FITTINGS

NOTES:
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

3	13.04.26	PRELIMINARY
REV ISSUE	DATE	DESCRIPTION

THE DESIGN HOUSE NQ
m: 0423 623 647
a:19 Castlemaine St, Kirwan, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au
© COPYRIGHT
QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

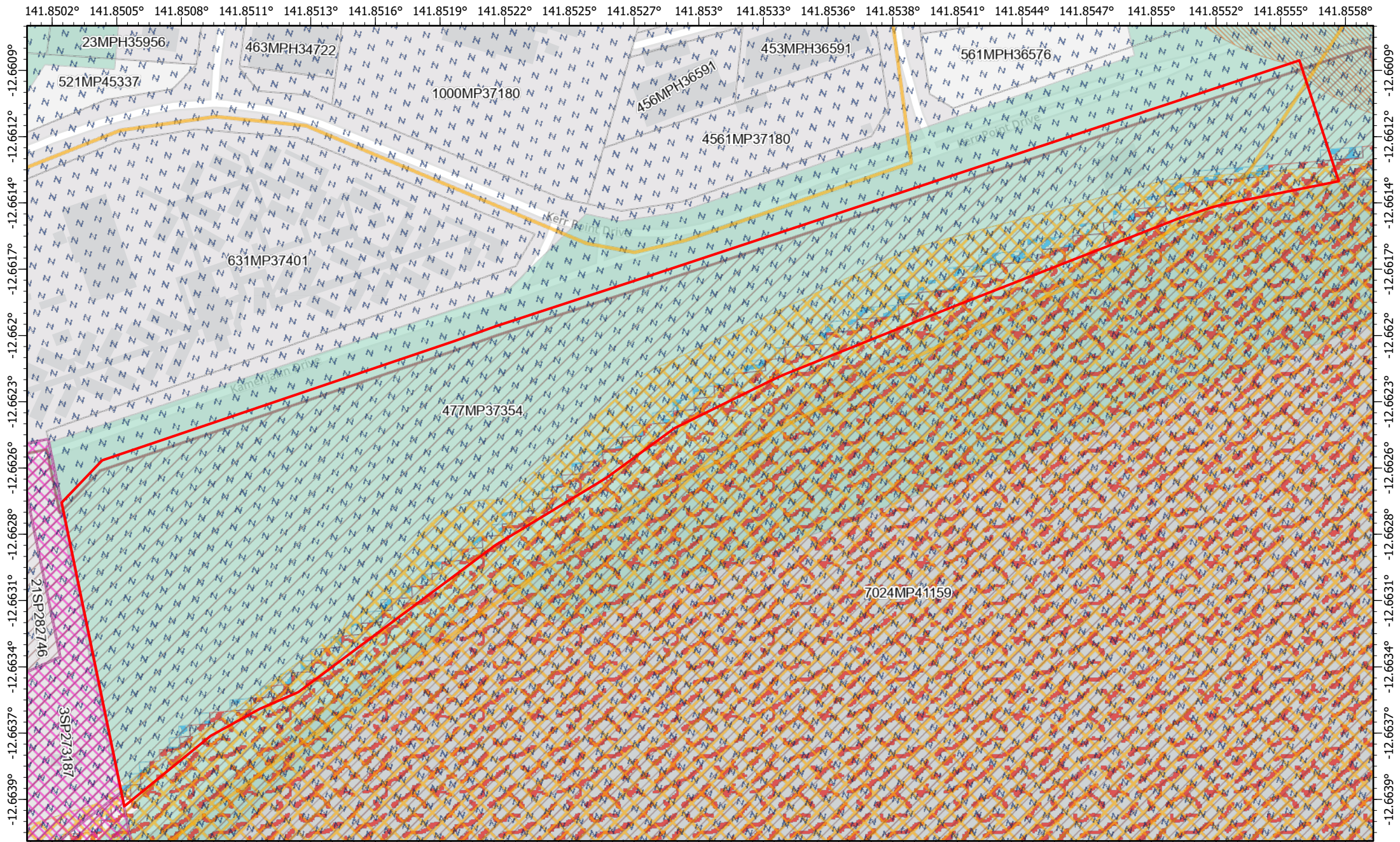


Project: PROPOSED MINING CAMP

Client: RIO TINTO

Location: 3 KERR POINT DRIVE, EVANS LANDING

TITLE: FLOOR PLANS & ELEVATIONS
Date: 17.03.26 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.
Job No.: 2026-091-C Drawing No.: DD 05 Rev.: 3



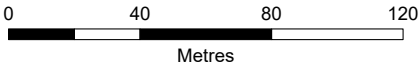
State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Scale: 1:2,300



Queensland
Government

© The State of Queensland 2026.



Date: 02/04/2026

- 

Cadastre
- 

Active transport corridor
- Wildlife hazard buffer zone

Radius (Metres)



8km
- 

Coastal management district
- 

Strategic ports
- 

Erosion prone area
- 

High storm tide inundation area
- 

Medium storm tide inundation area
- Bushfire prone area

CLASS



Potential Impact Buffer

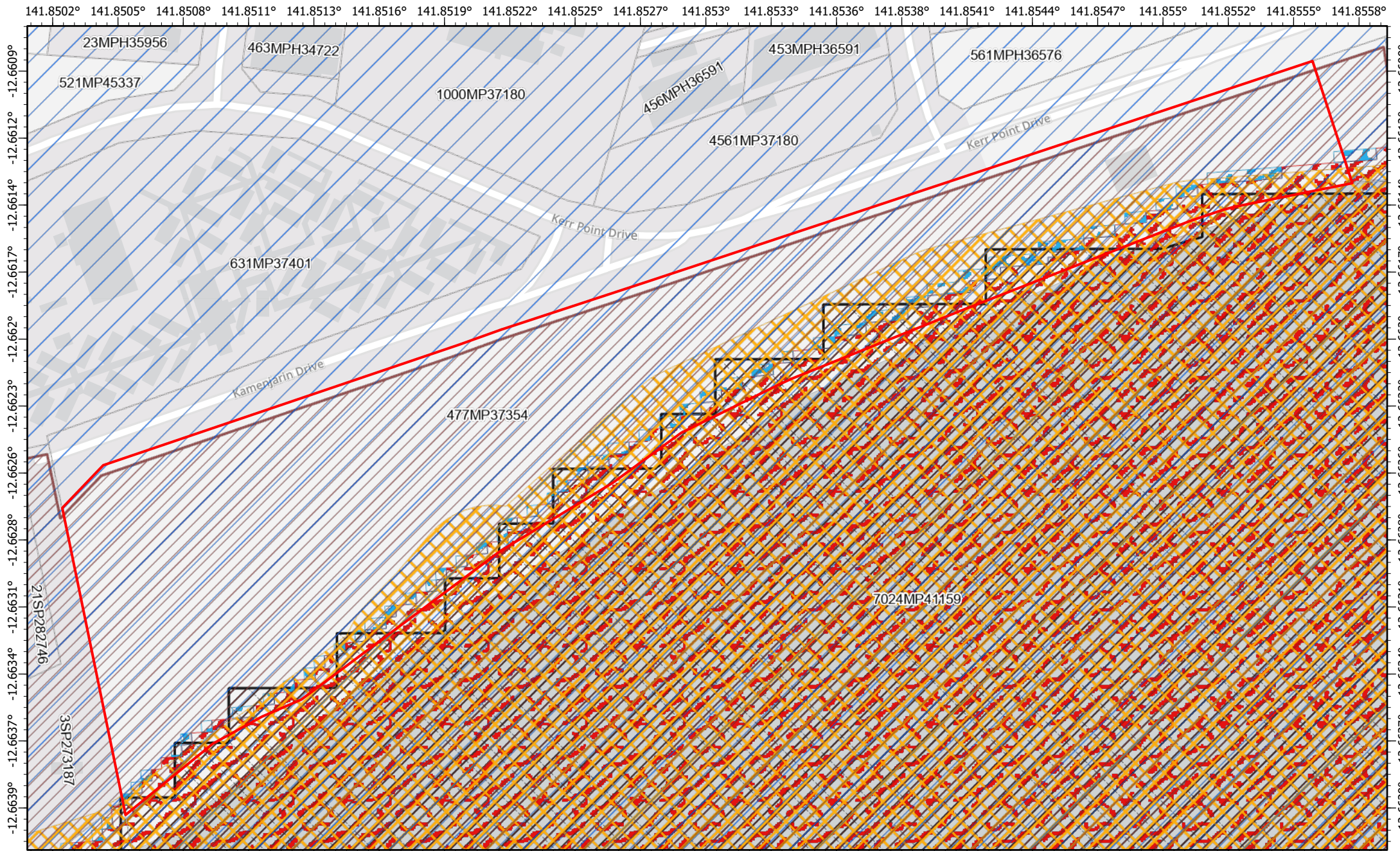


Agricultural land classification - class A and B

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Date: 02/04/2026

DA Mapping System - Export Map

Disclaimer This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Scale: 1:2,300



Queensland
Government

© The State of Queensland 2026.



-  Cadastre
-  Great artesian water resource plan area
-  Coastal management district
-  Coastal area - erosion prone area
-  Coastal area - medium storm tide inundation area
-  Coastal area - high storm tide inundation area
-  Major (tidal)

DA Mapping System - Export Map

Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. Note that this is a print screen only . The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Date: 02/04/2026

Queensland
Government

© The State of Queensland 2026.



Folded or mutilated plans may be rejected - plan may be rolled

MP 37354

MP 37354

Plan must be drawn within blue lines

MP 37354

Plan must be drawn within blue lines

MP 37354

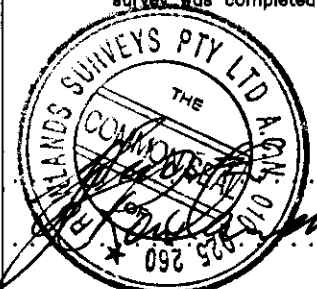
TRAVERSES	
LINE	BEARING DISTANCE
15-A	41°12'10" 31.3
A-B	54°21' 136.85
B-C	53°59'50" 126.805
C-26	65°07' 69.14
26-27	65°07' 6.025
27-D	65°07' 71.36
D-E	73°14'30" 96.775
E-F	65°49'50" 80.955
F-37	94°44'45" 29.036
32-33	70°06'20" 41.104
33-F	62°20'20" 26.7
2-6	72°00'40" 24.49
6-7	111°12' 216.3
6-29	69°47'40" 134.53
29-38	78°51'40" 27.88
38-39	87°22'30" 27.88

CANCELLED BOUNDARY	
LINE	BEARING DISTANCE
7-23	292°12'30" 54.24

PERMANENT MARKS			
STN	TO	BEARING	DISTANCE
29	OPM	at	stn
38	PM fd	at	stn

STATUS OF TENURE	
LOT	SPMPL
477	5.063 ha

Rowlands, Surveys Pty. Ltd. (ACN 010 025 260), hereby certify that the Company has surveyed the land comprised in this plan by
Craig Allen Scutchings, - Surveying Graduate and by
Kerry John Smith - Supervising Licensed Surveyor
for whose work the Company accepts responsibility,
that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act (1977) and the Surveyors Regulation (1992) and that the said survey was completed on 22/6/01.



Kerry John Smith
Licensed Surveyor/
Director
John James Rowlands
Director
Date: 22/6/2002

CATALOGUED	EXAMINED	REGISTERED
8.2.2002	18.7.03	18.07.03

Chief Surveyor

LOCALITY EVANS LANDING
Approx. LAT. S 12° 39' 50" LONG. E 141° 50' 55"
FIELD NOTES LODGED 4 / 02 / 2002

DRAWN BY CAS
41234/2

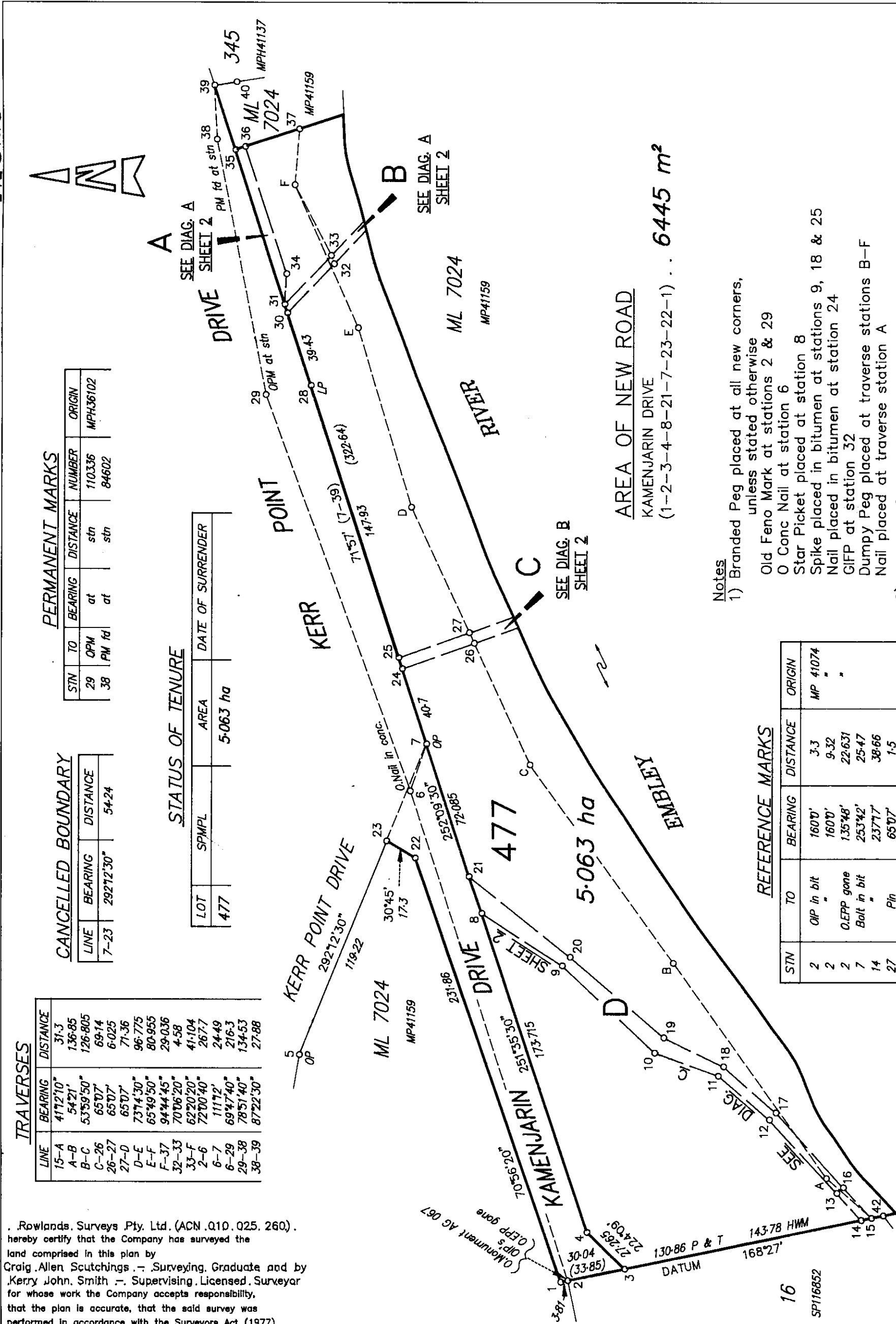
MINING RESOURCES PLAN OF Lot 477 and Lots A, B, C & D in Lot 477, and New Road (Kamenjarin Drive) PARISH FIFE COUNTY Weipa MINING DISTRICT Mareeba

MERIDIAN AMG vld MP41137	SCALE 1 : 2000
-----------------------------	-------------------

MP 37354 SHEET 1 OF 2

STATE COPYRIGHT RESERVED

DEPARTMENT OF MINES AND ENERGY, QUEENSLAND



- Notes
- 1) Branded Peg placed at all new corners, unless stated otherwise
Old Feno Mark at stations 2 & 29
O Conc Nail at station 6
Star Picket placed at station 8
Spike placed in bitumen at stations 9, 18 & 25
Nail placed in bitumen at station 24
GIPP at station 32
Dumpy Peg placed at traverse stations B-F
Nail placed at traverse station A
 - 2) Lot A is for electrical purposes
Lot B & C are for stormwater purposes
Lot D is for a sewerage rising main
 - 3) DESCRIPTION OF COUNTRY
Previously Residential Area

REFERENCE MARKS		
STN	TO	BEARING DISTANCE
2	OP in bit	160°0' 3.3
2	OP in bit	160°0' 9.32
2	OLEPP gone	135°48' 22.631
7	Bolt in bit	253°42' 25.47
14	Pin	237°17' 38.66
27	Pin	65°07' 1.5
28	Nail in pit	267°02'40" 10.89
31	Nail in SMH	48°28' 12.56
32	Nail in drain	92°22' 4.94
40	OP	248°29'45" 1.0
42	O Nail in bit	346°0' 22.52

LOCALITY : EVANS LANDING
LOCAL AUTHORITY : TOWN COMMISSION OF WEIPA

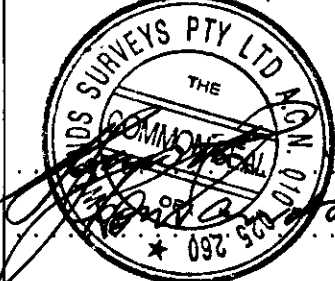
0m 20m 100m 200m 300m

MP 37354

MP 37354

Plan must be drawn within blue lines

Rowlands Surveys Pty Ltd (ACN 010 025 260) hereby certify that the Company has surveyed the land comprised in this plan by Craig Allen Scutchings, Surveying Graduate and by Kerry John Smith, Supervising Licensed Surveyor for whose work the Company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act (1977) and the Surveyors Regulation (1992) and that the said survey was completed on 22/6/01.



Kerry John Smith
Licensed Surveyor/
Director

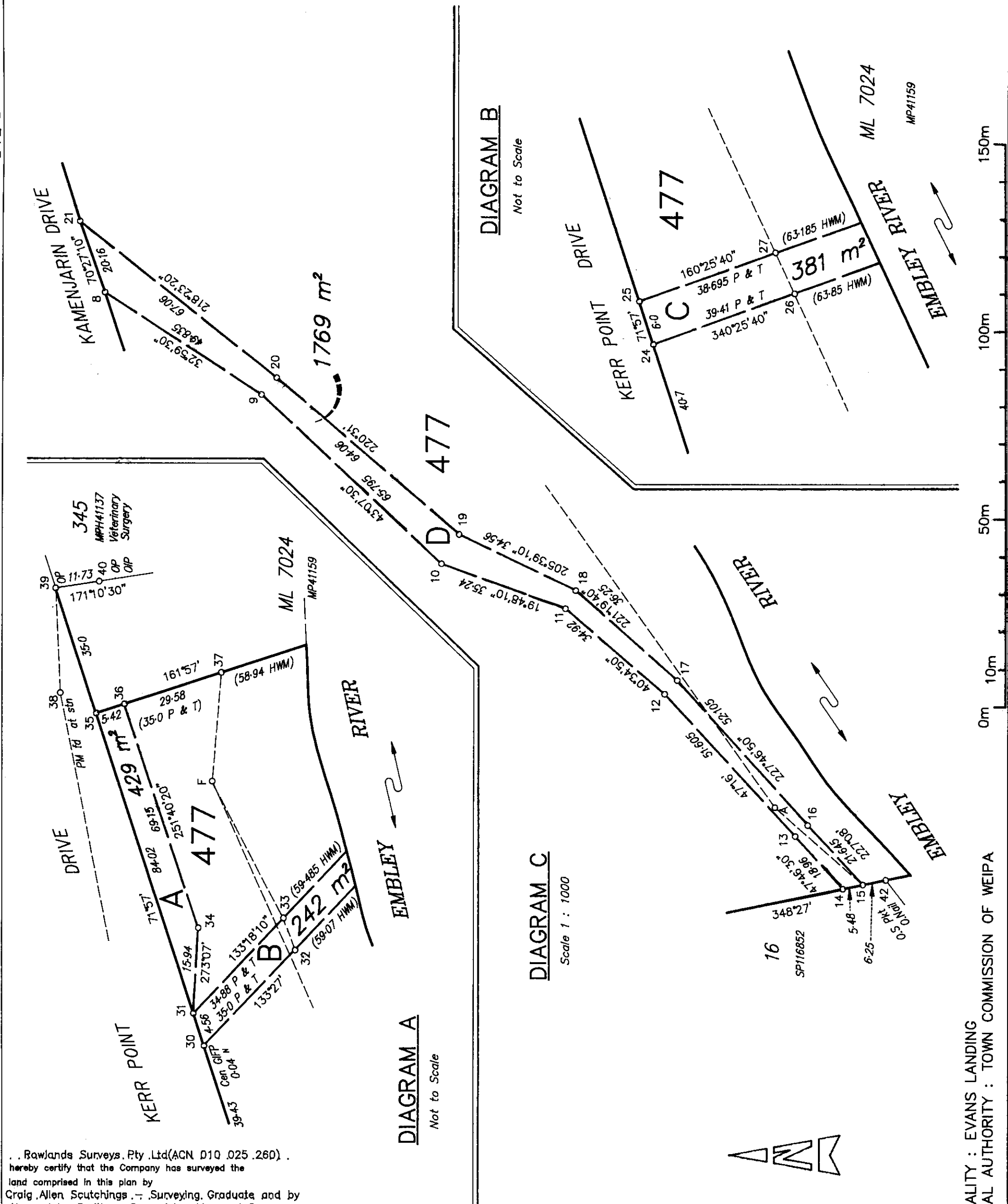
John James Rowlands
Director
Date: 22/6/2002

CATALOGUED 8.2.2002 EXAMINED 18.7.03 REGISTERED 18.07.03
S. Bell Chief Surveyor

LOCALITY EVANS LANDING	
Approx.	LAT. S 12° 39' 50"
	LONG. E 141° 50' 55"
FIELD NOTES LODGED 4 / 02 / 2002	
DRAWN BY CAS 41234/2	MERIDIAN AMG vide MP41137

MINING RESOURCES
PLAN OF Lot 477 and Lots A, B, C & D in
Lot 477, and New Road (Kamenjarin Drive)
PARISH FIFE
COUNTY Weipa
MINING DISTRICT Mareeba

MP 37354
SHEET 2 OF 2



LOCALITY : EVANS LANDING
LOCAL AUTHORITY : TOWN COMMISSION OF WEIPA

Plan must be drawn within blue lines

MP 37354

MP 37354

QUEENSLAND LAND REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

Form 9 Version 4
Page 1 of 6



712279009

\$120.50
13/03/2009 16:09

CS 600

land registry. For more information about privacy in NH&W see
<http://www.nrw.qld.gov.au/about/privacy/index.html>.

Duty Imprint	
Client No.: 1051881	Duties Act 2001
Transaction No.: 000 - 221 - 396	
Duty Paid \$: Nil	☐ Exempt
UTI \$: Nil	
Date: 2/3/09	Signed: Ron Mackay

1. Grantor THE STATE OF QUEENSLAND, REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES AND WATER	Lodger (Name, address & phone number) Lodger Code Blake Dawson DX226 BRISBANE Tel: (07) 3259 7000 Ref: DSP MSBE 07 1280 4132
---	---

2. Description of Easement/Lot on Plan Servient Tenement (burdened land) Easement D in Lot 477 on MP37354 on SP135861	County Weipa	Parish Fife	Title Reference 50748544
---	------------------------	-----------------------	------------------------------------

*Dominant Tenement (benefited land)
Easement in Gross

* not applicable if easement in gross

3. Interest being burdened Fee simple	*4. Interest being benefited Not Applicable * not applicable if easement in gross
---	--

5. Grantee Given names RIO TINTO ALUMINIUM LIMITED ACN 009 679 127	Surname/Company name and number (include tenancy if more than one)
---	---

6. Consideration \$1.00	7. Purpose of easement Water, electricity, drainage and sewage.
-----------------------------------	---

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature
 full name
 qualification

Witnessing Officer (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

..... signature
 full name
 qualification

Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Execution Date 26/02/2009

The Common Seal of RIO TINTO ALUMINIUM LIMITED ABN 51 009 679 127

Execution Date 12/01/2009

The State of Queensland,
represented by the Department of
Natural Resources and Water

..... signature
 PETER LAWRENCE (PLO)
 Grantor's Signature
 Power Exercised: To Conduct the Public
 Business of The State of Queensland

Rio Tinto Aluminium Limited
 ACN 009 679 127
 signature
 John Charles Catford
 Director

..... signature
 Michelle Clare Tilley
 Company Secretary
 Grantee's Signature

Title Reference 50748544

This is the schedule referred to in item 8 of easement dated the 24 day of February 2009. MS

1. INTERPRETATION

1.1 Definitions

The following definitions apply in this easement.

Agents means the employees, contractors, subcontractors, servants, agents, licensees, invitees, visitors and other persons authorised by the Grantee to perform work on its behalf or to access the Easement Area.

Claim includes an action, suit, proceeding, claim, demand, cost, loss, damage or expense.

Easement Area means the land described in Item 2 of the Form 9 and includes any part of the Easement Area.

Easement Purposes means:

- (a) the installation of Works by the Grantee on, in, over, under or through the Easement Area;
- (b) the use, alteration, addition, removal, replacement, reconstruction, substitution, maintenance, operation, upgrade and repair of Works; and
- (c) any activity of any description which the Grantee has authority to undertake directly or indirectly in the exercise by it of its duties under the Local Government Act 1993.

Grantee means the party named as grantee in Item 5 of the Form 9 and includes its permitted transferees.

Grantor means the party named as grantor in item 1 of the Form 9 and includes its permitted transferees.

Works means any works or plant and equipment now or from time to time used for:

- (a) the supply, diversion, transport, storage or treatment of water, fluids and other residue, including pipes, drains, pumps tunnels, culverts, bridges, and any ancillary or associated equipment;
- (b) the supply, distribution or transmission of electricity, including poles, wires, cables, conduits, permanent marker posts, and any ancillary or associated equipment;
- (c) the passage, supply, diversion, transport of gas including pipes, drains, pumps, tunnels, culverts, bridges, and any ancillary or associated equipment;
- (d) the transmission of telephone, data, radio, television, and control signals including electricity cables, fibre optic cables, cable ducts, cable joists, cable pits, permanent marker posts, holes, wires, cables, conduits and any ancillary or associated equipment;
- (e) the passage of rainwater and other stormwater including pipes, drains, pumps, tunnels, culverts, bridges, manholes, field inlet pits, land drains and any ancillary or associated equipment; and
- (f) the passage of sewage including manholes, field inlet pits, land drains, pipes, tunnels, culverts, bridges, and any ancillary or associated equipment.

1.2 Rules for interpreting this easement

Headings are for convenience only, and do not affect interpretation. The following rules also apply in interpreting this easement, except where the context makes it clear that a rule is not intended to apply.

- (a) A reference to:

Title Reference 50748544

- (i) legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
 - (ii) a document or agreement, or a provision of a document or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated;
 - (iii) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person;
 - (iv) anything (including a right, obligation or concept) includes each part of it; and
 - (v) "**including**" shall be interpreted without limitation and, in particular, a general term shall not be interpreted to be limited by associated specific terms (on an *ejusdem generis* basis or otherwise).
- (b) A singular word includes the plural, and vice versa.
- (c) A word which suggests one gender includes the other genders.
- (d) If a word is defined, another part of speech has a corresponding meaning.
- (e) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- (f) The word "**agreement**" includes an undertaking or other binding arrangement or understanding where the State is not a party, whether or not in writing but does not include any oral agreement.

2. **GRANT OF EASEMENT**

2.1 **Easement**

The Grantor grants to the Grantee, subject to the terms and conditions of this easement, the right to (at any time):

- (a) enter upon, remain, pass and re-pass over, along, across and through the Easement Area in order to carry out the Easement Purposes; and
- (b) use the Easement Area for the Easement Purposes.

2.2 **With Agents**

The Grantee may exercise any of its rights or powers under this easement by itself or through or with its Agents.

2.3 **Equipment**

The Grantee or its Agents may exercise any of its rights or powers under this easement with or without vehicles, equipment, machinery, tools and materials.

2.4 **Temporary use of adjacent land**

The Grantee or its Agents may temporarily use the Grantor's land immediately adjacent to the Easement Area provided the land to be used is reasonably required by the Grantee or its agents for the Easement Purposes.

2.5 **Ownership of Works**

Despite any rule of law or equity the Works remain the property of the Grantee despite annexation or affixation to the Easement Area and may be removed at any time in whole or in part by the Grantee.

Title Reference 50748544

2.6 No obstructions

The Grantee may clear or remove any material obstructions from the Easement Area and the adjacent land which affect the Grantee's rights or powers under this easement, provided that the removal of material obstructions from adjacent land may only be performed with the prior written consent of the Grantor (which consent must not be unreasonably withheld).

2.7 No interference

- (a) The Grantor must not do or omit to do anything, nor permit anything to be done or to occur naturally, that would:
 - (i) obstruct, interfere with, interrupt or disturb the Grantee's access or use of the Easement Area;
 - (ii) tamper, restrict or otherwise interfere with the Works or the operation of the Works;
 - (iii) damage the Works or any other property of the Grantee on the Easement Area; or
 - (iv) prevent or restrict the Grantee from exercising any of its rights or powers under this easement or any other legal rights.
- (b) Without limiting the effect of clause 2.7(a), the Grantor must not erect any building or other erection of any kind or construct any road, driveway, footpath or railway in, on, or above the Easement Area.

2.8 Maintain land

On completion of any works relating to the Easement Purposes the Grantee must rectify any damage caused by it to the Servient Tenement and restore the surface of the Servient Tenement and any adjoining land which has been affected to substantially the same condition as it was in before the commencement of any works.

2.9 Removal of Works

In the event that this Easement is terminated or surrendered for any reason, the Grantee may (but is under no obligation to) remove the Works within a reasonable time after the surrender of this Easement.

2.10 Cost of Works

The Grantee must pay all costs, charges and expenses of or incidental to the Easement Purposes. For the avoidance of doubt:

- (a) the Grantor is not liable for any costs associated with the maintenance of the Works; and
- (b) the Grantor remains liable for any costs associated with the maintenance of its own property (including fixtures, fittings, roads and pathways) situated on, in, under or through the Servient Tenement and existing before the grant of this Easement.

2.11 Indemnity

- (a) The Grantee indemnifies and agrees to keep indemnified the Grantor against any Claim, arising out of or in any way connected with this easement from the date of grant or commencement of this easement, the Easement Area or any activity on the Easement Area (all referred to as "the indemnified acts or omissions") except to the extent that the Claim arises as a result of:
 - (i) any negligent or wilful act or omission of the Grantor; or
 - (ii) a breach by the Grantor of the Grantor's obligations under this easement or any statutory duty.

Title Reference 50748544

- (b) The Grantee acknowledges and agrees that whilst the burdened land is owned by the State of Queensland, this indemnity extends to the Minister administering the *Land Act 1994* (Qld).

3. GENERAL

3.1 Amendment

This easement can only be amended with the prior written agreement of the Grantor and Grantee and subsequently lodged for registration in the Land Titles Registry.

3.2 Liability for expenses

Each party must pay its own expenses incurred in negotiating, executing, stamping and registering this easement. No cost is to be imposed against the State.

3.3 Grantee may transfer

- (a) The Grantor must, if so requested, but at the Grantee's cost, execute all such deeds, instruments or assurances and do all such things as may be necessary to give effect to a transfer of this easement.
- (b) A party to this easement includes a permitted transferee of that party. This easement may be transferred to another public utility provider.

3.4 Binding on future owners

The parties acknowledge that the rights, obligations and covenants of this easement run with the Servient Tenement and bind the owner of the Servient Tenement. Any transferee of the Easement Area is bound by this easement.

3.5 Waiver

A right may only be waived in writing, signed by the party giving the waiver, and:

- (a) no other conduct of a party (including a failure to exercise, or delay in exercising, the right) operates as a waiver of the right or otherwise prevents the exercise of the right;
- (b) a waiver of a right on one or more occasions does not operate as a waiver of that right if it arises again; and
- (c) the exercise of a right does not prevent any further exercise of that right or of any other right.

3.6 Entire agreement

- (a) This easement contains the entire agreement between the parties about its subject matter. Any previous understanding, agreement, representation or warranty relating to that subject matter is replaced by this easement and has no further effect.
- (b) Any right per person may have under this easement is in addition to, and does not replace or limit, any other right that the person may have.
- (c) Any provision of this easement which is unenforceable or partly unenforceable is, where possible, to be severed to the extent necessary to make this easement enforceable, unless this would materially change the intended effect of this easement.

3.7 Inconsistency with other documents

If this easement is inconsistent with any other document or agreement between the parties, this easement prevails to the extent of the inconsistency.

Title Reference 50748544

3.8 Governing Law

- (a) This easement is governed by the law in force in Queensland.
- (b) Each party submits to the non-exclusive jurisdiction of the courts exercising jurisdiction in Queensland, and any court that may hear appeals from any of those courts, for any proceedings in connection with this easement, and waives any right it might have to claim that those courts are an inconvenient forum.

3.9 Giving effect to this easement

Each party must do anything (including execute any document), and must ensure that its employees and agents do anything (including execute any document), that any other party may reasonably require to give full effect to this easement.

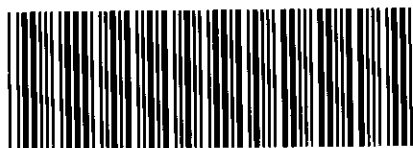
3.10 Notices

A notice, consent or other communication under this document is only effective if it is in writing, signed and either left at the addressee's address or sent to the addressee by mail or fax. If it is sent by mail, it is taken to have been received 3 working days after it is posted. If it is sent by fax, it is taken to have been received when the machine from which it is sent produces a report that states that it was sent in full.

QUEENSLAND LAND REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

Form 9 Version 4
Page 1 of 6



712279006

\$120.50
13/03/2009 16:09

CS 600

land registry. For more information about privacy in NR&W see
<http://www.nrw.qld.gov.au/about/privacy/index.html>.

Client No.: 1051881 Duty Imprint Duties Act 2001
Transaction No.: 000 - 221 - 386
Duty Paid \$ Nil ☐ Exempt
UTI \$ Nil
Date: 213 109 Signed: *Rene Mackay*

1. Grantor THE STATE OF QUEENSLAND, REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES AND WATER	Lodger (Name, address & phone number) Blake Dawson DX226 BRISBANE Tel: (07) 3259 7000 Ref: DSP MSBE 07 1280 4132	Lodger Code 103
---	--	---

2. Description of Easement/Lot on Plan Servient Tenement (burdened land) Easement C in Lot 477 on MP37354 on SP135861	County Weipa	Parish Fife	Title Reference 50748544
---	------------------------	-----------------------	------------------------------------

*Dominant Tenement (benefited land)
Easement in Gross

* not applicable if easement in gross

3. Interest being burdened Fee simple	*4. Interest being benefited Not Applicable * not applicable if easement in gross
---	--

5. Grantee Given names RIO TINTO ALUMINIUM LIMITED ACN 009 679 127	Surname/Company name and number (include tenancy if more than one)
---	---

6. Consideration \$1.00	7. Purpose of easement Water, electricity, drainage and sewage.
-----------------------------------	---

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature
Roderick Lawrence
 full name
PETER LAWRENCE
 qualification
PL

Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1
 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

..... signature
 full name
 qualification

Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1
 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

The State of Queensland,
 represented by the Department of
 Natural Resources and Water

Peter Lawrence
PETER LAWRENCE (PL)
Grantor's Signature

Power Exercised: To Conduct the Public
 Business of The State of Queensland

Rio Tinto Aluminium Limited
 ACN 009 679 127
John Charles Catford
 Director Director

Michelle Clare Tilley
 Director/Secretary Company Secretary
Grantee's Signature



24/02/2009
Execution Date

Title Reference 50748544

This is the schedule referred to in item 8 of easement dated the 24 day of February 2009.

1. **INTERPRETATION**

1.1 **Definitions**

The following definitions apply in this easement.

Agents means the employees, contractors, subcontractors, servants, agents, licensees, invitees, visitors and other persons authorised by the Grantee to perform work on its behalf or to access the Easement Area.

Claim includes an action, suit, proceeding, claim, demand, cost, loss, damage or expense.

Easement Area means the land described in Item 2 of the Form 9 and includes any part of the Easement Area.

Easement Purposes means:

- (a) the installation of Works by the Grantee on, in, over, under or through the Easement Area;
- (b) the use, alteration, addition, removal, replacement, reconstruction, substitution, maintenance, operation, upgrade and repair of Works; and
- (c) any activity of any description which the Grantee has authority to undertake directly or indirectly in the exercise by it of its duties under the Local Government Act 1993.

Grantee means the party named as grantee in Item 5 of the Form 9 and includes its permitted transferees.

Grantor means the party named as grantor in item 1 of the Form 9 and includes its permitted transferees.

Works means any works or plant and equipment now or from time to time used for:

- (a) the supply, diversion, transport, storage or treatment of water, fluids and other residue, including pipes, drains, pumps tunnels, culverts, bridges, and any ancillary or associated equipment;
- (b) the supply, distribution or transmission of electricity, including poles, wires, cables, conduits, permanent marker posts, and any ancillary or associated equipment;
- (c) the passage, supply, diversion, transport of gas including pipes, drains, pumps, tunnels, culverts, bridges, and any ancillary or associated equipment;
- (d) the transmission of telephone, data, radio, television, and control signals including electricity cables, fibre optic cables, cable ducts, cable joists, cable pits, permanent marker posts, holes, wires, cables, conduits and any ancillary or associated equipment;
- (e) the passage of rainwater and other stormwater including pipes, drains, pumps, tunnels, culverts, bridges, manholes, field inlet pits, land drains and any ancillary or associated equipment; and
- (f) the passage of sewage including manholes, field inlet pits, land drains, pipes, tunnels, culverts, bridges, and any ancillary or associated equipment.

1.2 **Rules for interpreting this easement**

Headings are for convenience only, and do not affect interpretation. The following rules also apply in interpreting this easement, except where the context makes it clear that a rule is not intended to apply.

- (a) A reference to:

Title Reference 50748544

- (i) legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced, and includes any subordinate legislation issued under it;
 - (ii) a document or agreement, or a provision of a document or agreement, is to that document, agreement or provision as amended, supplemented, replaced or novated;
 - (iii) a person includes any type of entity or body of persons, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person;
 - (iv) anything (including a right, obligation or concept) includes each part of it; and
 - (v) "**including**" shall be interpreted without limitation and, in particular, a general term shall not be interpreted to be limited by associated specific terms (on an *ejusdem generis* basis or otherwise).
- (b) A singular word includes the plural, and vice versa.
- (c) A word which suggests one gender includes the other genders.
- (d) If a word is defined, another part of speech has a corresponding meaning.
- (e) If an example is given of anything (including a right, obligation or concept), such as by saying it includes something else, the example does not limit the scope of that thing.
- (f) The word "**agreement**" includes an undertaking or other binding arrangement or understanding where the State is not a party, whether or not in writing but does not include any oral agreement.

2. **GRANT OF EASEMENT**

2.1 **Easement**

The Grantor grants to the Grantee, subject to the terms and conditions of this easement, the right to (at any time):

- (a) enter upon, remain, pass and re-pass over, along, across and through the Easement Area in order to carry out the Easement Purposes; and
- (b) use the Easement Area for the Easement Purposes.

2.2 **With Agents**

The Grantee may exercise any of its rights or powers under this easement by itself or through or with its Agents.

2.3 **Equipment**

The Grantee or its Agents may exercise any of its rights or powers under this easement with or without vehicles, equipment, machinery, tools and materials.

2.4 **Temporary use of adjacent land**

The Grantee or its Agents may temporarily use the Grantor's land immediately adjacent to the Easement Area provided the land to be used is reasonably required by the Grantee or its agents for the Easement Purposes.

2.5 **Ownership of Works**

Despite any rule of law or equity the Works remain the property of the Grantee despite annexation or affixation to the Easement Area and may be removed at any time in whole or in part by the Grantee.

Title Reference 50748544

2.6 No obstructions

The Grantee may clear or remove any material obstructions from the Easement Area and the adjacent land which affect the Grantee's rights or powers under this easement, provided that the removal of material obstructions from adjacent land may only be performed with the prior written consent of the Grantor (which consent must not be unreasonably withheld).

2.7 No interference

- (a) The Grantor must not do or omit to do anything, nor permit anything to be done or to occur naturally, that would:
 - (i) obstruct, interfere with, interrupt or disturb the Grantee's access or use of the Easement Area;
 - (ii) tamper, restrict or otherwise interfere with the Works or the operation of the Works;
 - (iii) damage the Works or any other property of the Grantee on the Easement Area; or
 - (iv) prevent or restrict the Grantee from exercising any of its rights or powers under this easement or any other legal rights.
- (b) Without limiting the effect of clause 2.7(a), the Grantor must not erect any building or other erection of any kind or construct any road, driveway, footpath or railway in, on, or above the Easement Area.

2.8 Maintain land

On completion of any works relating to the Easement Purposes the Grantee must rectify any damage caused by it to the Servient Tenement and restore the surface of the Servient Tenement and any adjoining land which has been affected to substantially the same condition as it was in before the commencement of any works.

2.9 Removal of Works

In the event that this Easement is terminated or surrendered for any reason, the Grantee may (but is under no obligation to) remove the Works within a reasonable time after the surrender of this Easement.

2.10 Cost of Works

The Grantee must pay all costs, charges and expenses of or incidental to the Easement Purposes. For the avoidance of doubt:

- (a) the Grantor is not liable for any costs associated with the maintenance of the Works; and
- (b) the Grantor remains liable for any costs associated with the maintenance of its own property (including fixtures, fittings, roads and pathways) situated on, in, under or through the Servient Tenement and existing before the grant of this Easement.

2.11 Indemnity

- (a) The Grantee indemnifies and agrees to keep indemnified the Grantor against any Claim, arising out of or in any way connected with this easement from the date of grant or commencement of this easement, the Easement Area or any activity on the Easement Area (all referred to as "the indemnified acts or omissions") except to the extent that the Claim arises as a result of:
 - (i) any negligent or wilful act or omission of the Grantor; or
 - (ii) a breach by the Grantor of the Grantor's obligations under this easement or any statutory duty.

Title Reference 50748544

- (b) The Grantee acknowledges and agrees that whilst the burdened land is owned by the State of Queensland, this indemnity extends to the Minister administering the *Land Act 1994* (Qld).

3. **GENERAL**

3.1 **Amendment**

This easement can only be amended with the prior written agreement of the Grantor and Grantee and subsequently lodged for registration in the Land Titles Registry.

3.2 **Liability for expenses**

Each party must pay its own expenses incurred in negotiating, executing, stamping and registering this easement. No cost is to be imposed against the State.

3.3 **Grantee may transfer**

- (a) The Grantor must, if so requested, but at the Grantee's cost, execute all such deeds, instruments or assurances and do all such things as may be necessary to give effect to a transfer of this easement.
- (b) A party to this easement includes a permitted transferee of that party. This easement may be transferred to another public utility provider.

3.4 **Binding on future owners**

The parties acknowledge that the rights, obligations and covenants of this easement run with the Servient Tenement and bind the owner of the Servient Tenement. Any transferee of the Easement Area is bound by this easement.

3.5 **Waiver**

A right may only be waived in writing, signed by the party giving the waiver, and:

- (a) no other conduct of a party (including a failure to exercise, or delay in exercising, the right) operates as a waiver of the right or otherwise prevents the exercise of the right;
- (b) a waiver of a right on one or more occasions does not operate as a waiver of that right if it arises again; and
- (c) the exercise of a right does not prevent any further exercise of that right or of any other right.

3.6 **Entire agreement**

- (a) This easement contains the entire agreement between the parties about its subject matter. Any previous understanding, agreement, representation or warranty relating to that subject matter is replaced by this easement and has no further effect.
- (b) Any right per person may have under this easement is in addition to, and does not replace or limit, any other right that the person may have.
- (c) Any provision of this easement which is unenforceable or partly unenforceable is, where possible, to be severed to the extent necessary to make this easement enforceable, unless this would materially change the intended effect of this easement.

3.7 **Inconsistency with other documents**

If this easement is inconsistent with any other document or agreement between the parties, this easement prevails to the extent of the inconsistency.

Title Reference 50748544

3.8 Governing Law

- (a) This easement is governed by the law in force in Queensland.
- (b) Each party submits to the non-exclusive jurisdiction of the courts exercising jurisdiction in Queensland, and any court that may hear appeals from any of those courts, for any proceedings in connection with this easement, and waives any right it might have to claim that those courts are an inconvenient forum.

3.9 Giving effect to this easement

Each party must do anything (including execute any document), and must ensure that its employees and agents do anything (including execute any document), that any other party may reasonably require to give full effect to this easement.

3.10 Notices

A notice, consent or other communication under this document is only effective if it is in writing, signed and either left at the addressee's address or sent to the addressee by mail or fax. If it is sent by mail, it is taken to have been received 3 working days after it is posted. If it is sent by fax, it is taken to have been received when the machine from which it is sent produces a report that states that it was sent in full.



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

GlobalX
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51120898 EMR Site Id: 24 February 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 477 Plan: MP37354
3 KERR POINT DR
EVANS LANDING

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Complies The proposed development is not within or adjoining a state-controlled road or corridor area. It will also not generate large number of vehicle movements and will therefore, not compromise the safety of road users.
PO2 Development does not adversely impact the structural integrity or physical condition of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies See PO1 above.
PO3 Development ensures no net worsening of the operating performance the state-controlled road network.	No acceptable outcome is prescribed.	Complies See PO1 above.
PO4 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	Complies See PO1 above.
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a state-controlled road .	No acceptable outcome is prescribed.	Complies See PO1 above.
PO6 Development does not require a new railway level crossing.	No acceptable outcome is prescribed.	Complies The proposed development does not adjoin, and is not within 25m of a railway corridor, and will therefore not impact existing railway infrastructure, or require a new railway level crossing to be constructed. Compliance can also be conditioned.
PO7 Development does not adversely impact the operating performance of an existing railway crossing .	No acceptable outcome is prescribed.	Complies See PO6 above.
PO8 Development does not adversely impact on the safety of an existing railway crossing .	No acceptable outcome is prescribed.	Complies See PO6 above.

Performance outcomes	Acceptable outcomes	Response
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a railway crossing .	No acceptable outcome is prescribed.	Complies See PO6 above.
PO10 Development does not create a safety hazard within the railway corridor .	No acceptable outcome is prescribed.	Complies See PO6 above.
PO11 Development does not adversely impact the operating performance of the railway corridor .	No acceptable outcome is prescribed.	Complies See PO6 above.
PO12 Development does not interfere with or obstruct the railway transport infrastructure or other rail infrastructure .	No acceptable outcome is prescribed.	Complies See PO6 above.
PO13 Development does not adversely impact the structural integrity or physical condition of a railway corridor or rail transport infrastructure .	No acceptable outcome is prescribed.	Complies See PO6 above.
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a state transport corridor or state transport infrastructure .	No acceptable outcome is prescribed.	Complies Stormwater from the proposed development will be directed to the lawful point of discharge being the Embley River/the southern boundary, away from any State transport infrastructure.
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a state transport corridor or state transport infrastructure .	No acceptable outcome is prescribed.	Complies See PO14 above.
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the state transport corridor or state transport infrastructure .	No acceptable outcome is prescribed.	Complies See PO14 above.
PO17 Development associated with a state-controlled road or road transport infrastructure ensures that stormwater is lawfully discharged.	AO17.1 Development does not create any new points of discharge to a state transport corridor or state transport infrastructure .	Complies See PO14 above.

Performance outcomes	Acceptable outcomes	Response
	AND AO17.2 Development does not concentrate flows to a state transport corridor. AND AO17.3 Stormwater run-off is discharged to a lawful point of discharge. AND AO17.4 Development does not worsen the condition of an existing lawful point of discharge to a state transport corridor or state transport infrastructure.	
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a state transport corridor or state transport infrastructure	<i>For a state-controlled road or road transport infrastructure, all of the following apply:</i> AO18.1 For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (within +/- 10mm) to existing flood levels within a state transport corridor. AND AO18.2 For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a state transport corridor. AND AO18.3 For all flood events up to 1% annual exceedance probability, development ensures	N/A The site is not subject to flooding impacts.

Performance outcomes	Acceptable outcomes	Response
	there are negligible impacts (up to a 10% increase) to existing time of submergence of a state transport corridor. <i>No acceptable outcome is prescribed for a railway corridor or rail transport infrastructure.</i>	
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a state transport corridor .	<i>For a state-controlled road environment, both of the following apply:</i> AO19.1 Drainage infrastructure associated with, or in a state-controlled road is wholly contained within the development site, except at the lawful point of discharge. AND AO19.2 Drainage infrastructure can be maintained without requiring access to a state transport corridor. <i>For a railway environment both of the following apply:</i> AO19.3 Drainage infrastructure associated with a railway corridor or rail transport infrastructure is wholly contained within the development site. AND AO19.4 Drainage infrastructure can be maintained without requiring access to a state transport corridor.	N/A The proposed development is not located within a state transport corridor, or adjacent to a state-controlled road.
PO20 Drainage infrastructure associated with, or in a state-controlled road or road transport infrastructure is constructed and designed to	No acceptable outcome is prescribed.	N/A See PO19.1 above.

Performance outcomes	Acceptable outcomes	Response
ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.		
Planned upgrades		
PO21 Development does not impede delivery of planned upgrades of state transport infrastructure .	No acceptable outcome is prescribed.	N/A There are no planned upgrades in the vicinity of the site.

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with public passenger transport infrastructure, active transport infrastructure or public passenger services .	No acceptable outcome is prescribed.	Complies There is an existing bus stop located across the road adjacent to the proposed development. However, the proposed development will be located wholly within the site boundaries, and as such will not damage or interfere with existing public transport infrastructure or services.
PO23 Development does not compromise the safety of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies See PO22 above.
PO24 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies See PO22 above.
PO25 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies See PO22 above.
PO26 Upgraded or new public passenger transport infrastructure and active transport infrastructure is provided to accommodate the	No acceptable outcome is prescribed.	N/A The proposed development will not require upgraded or new public transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
demand for public passenger transport and active transport generated by the development.		
PO27 Development is designed to ensure the location of public passenger transport infrastructure prioritises and enables efficient public passenger services .	No acceptable outcome is prescribed.	Complies See PO22 above.
PO28 Development enables the provision or extension of public passenger services, public passenger transport infrastructure and active transport infrastructure to the development and avoids creating indirect or inefficient routes for public passenger services .	No acceptable outcome is prescribed.	N/A The proposed development will not require the provision or extension of public transport infrastructure.
PO29 New or modified road networks are designed to enable development to be serviced by public passenger services .	AO29.1 Roads catering for buses are arterial or sub-arterial roads, collector or their equivalent. AND AO29.2 Roads intended to accommodate buses are designed and constructed in accordance with: 1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; 2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates; 5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND	N/A The proposed development does not include the development of new roads, and does not include the development of new public transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
	AO29.3 Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO30 Development provides safe, direct and convenient access to existing and future public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies Safe, direct and convenient access to the existing public transport infrastructure across the road can be reasonably achieved from the development site.
PO31 On-site vehicular circulation ensures the safety of both public passenger transport services and pedestrians.	No acceptable outcome is prescribed.	N/A The proposed development site does not include public transport infrastructure.
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	N/A Taxi Facilities are not required for the proposed use of the site, with a bus service already provided for use of the surrounding area.
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and booked hire services other than taxis.	No acceptable outcome is prescribed.	Complies Appropriate public transport infrastructure/ a bus stop is provided in the vicinity of the site and will accommodate the demand generated by the development.

Performance outcomes	Acceptable outcomes	Response
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	AO34.1 A taxi facility is provided parallel to the kerb and adjacent to the main entrance. AND AO34.2 Taxi facilities are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	See PO32 above.
PO35 Educational establishments are designed to ensure the safe and efficient operation of public passenger services, pedestrian and cyclist access and active transport infrastructure.	AO35.1 Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	N/A The proposed development is not for an educational establishment.

6.2.5.1 Application

This code applies to assessing a material change of use or a reconfiguring a lot for development in the Tourism zone. When using this code, reference should be made to section 5.5 Categories of development and assessment—Material change of use for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

6.2.5.2 Purpose

- (1) The purpose of the tourism zone is to provide for tourist activities, facilities and places in coastal, environmental, rural and urban areas.
- (2) The local government purpose of the code is to:
 - (a) Protect and facilitate tourism opportunities centred on Weipa’s pre-European Indigenous cultural heritage, the mining industry and the relationship with the coastal environment and the Embley River foreshore areas;
 - (b) Provide for short-term accommodation in close proximity to services and attractions which encourage tourism within Weipa.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development supports a broad range of short term accommodation activities that focus on the area’s Indigenous history, European settlement and local economic drivers.
 - (b) Higher density short term accommodation is facilitated on key sites with access to infrastructure, services and tourist attractions.
 - (c) Tourism accommodation and infrastructure is located, designed and operated in a way that meets the needs of tourists while protecting residential amenity in established areas of Weipa
 - (d) Sustainable practices are encouraged including water re-use, energy efficiency and building design which responds to the Weipa climate.
 - (e) Development is clearly signposted and has access to a fully formed road for visitors commuting via the Peninsula Developmental Road and the Weipa Airport.

6.2.5.3 Assessment benchmarks and requirements

Table 6.2.5 – Tourism zone code – accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
SECTION 1 – FOR ACCEPTED AND ASSESSABLE DEVELOPMENT			
GENERAL			
PO1 Development is of a height, bulk and scale which is consistent with the built form of the local area.	AO1.1 Buildings have a maximum height of 11.5 metres and three storeys.	YES	The proposed development will have a maximum height of approx. 4.40m (gym facilities). Note: The maximum height of each module is indicative, and the actual height of each module is to be confirmed in the detailed design phase of the proposed development. However, no proposed buildings will exceed 11.5 m and three storeys.
PO2 The site cover of all buildings and structures is in keeping with the character and amenity of the area and provides an appropriate level of undeveloped space to encourage airflow and recreational activities.	AO2.1 Development has a maximum overall site cover of 60%.	YES	The proposed development will have a total site coverage (existing & proposed) of approx. 15.96%.
PO3 Development is adequately serviced to cater for the demand generated by the use to ensure there are no adverse impacts external to a site.	AO3.1 Development has reticulated water, sewerage and electricity connections.	YES	Refer to Section 5.4 of the Planning Report, outlining that the proposed development will be provided with upgrades/extensions as required to existing reticulated water, sewerage and electricity infrastructure in the vicinity of the site. Compliance can also be conditioned.
	AO3.2 Stormwater is directed toward a lawful point of discharge.	YES	Please refer to Section 5.4.4 of the Planning Report which demonstrates that stormwater will be directed to a lawful point of discharge, being to the Embley

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
			River/southern boundary. Compliance can also be conditioned.
PO4 Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration or odour.	AO4.1 Where adjoining a low density residential zone or medium density residential zone, hours of operation for a Hotel or Bar do not exceed: (a) 07:00 – 19:00 Monday to Thursday, and Sunday or public holidays; and (b) 07:00 – 21:00 Friday and Saturday.	N/A	The proposed development does not adjoin land in the low or medium density residential zones and is not for a hotel or bar land use.
SITING			
PO5 Buildings are sited to allow privacy and ventilation to adjoining properties and provide a high ratio of undeveloped space.	AO5.1 Buildings have a minimum front boundary setback of: (a) 6 metres to the primary street frontage. (b) 4 metres to the primary street frontage from a verandah above ground level. (c) 3 metres to all other road frontages.	YES	Please refer to Section 7.1 of the Planning Report for commentary demonstrating the proposed development complies with PO5.
	AO5.2 Buildings and structures have a minimum side boundary setback of: (a) 1.5 metres for that part of the building which is 4.5 metres or less above ground level; (b) 2m for that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; (c) 2 metres, plus 0.5 metres for every 3 metres or part thereof for that part of the building which is greater than 7.5 metres above ground level.	YES	The proposed development is setback a minimum of approx. 57m from both the western and eastern side boundaries (see Attachment 2).

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
SECTION 2 – FOR ASSESSABLE DEVELOPMENT			
DESIGN			
PO6 Buildings and structures are designed to be reflective of the tropical built form and character of Weipa, incorporating the following features: (a) building design is appropriate for and adapted to the tropical climate of Weipa, taking advantage of natural breezes and vistas, where appropriate; (b) private open space has strong indoor-outdoor connections.	AO6.1 Either: (a) buildings with a view to the waterfront address the waterfront.	YES	The accommodation modules that are adjacent to the waterfront have windows which address the waterfront.
	AO6.2 Buildings design features are reflective of the tropical built form and character of area Weipa, with features including overhanging eaves, awnings and window hoods,	YES	The proposed development provides a design that is consistent with the existing, workers accommodation adjacent to the site at Lot 631 on MP37401. Given the temporary nature of the proposed development, the provision of extensive design treatments to the modules is not reasonable, although that said, the proposed buildings have considered Weipa's climate as: ▪ All proposed buildings are provided access via a covered walkway, which will provide protection against Weipa's tropical climate and elements; ▪ All buildings provide window openings, allowing natural breezes to be taken advantage of on site; and ▪ Undeveloped areas, which can be used as communal outdoor areas, are provided on site surrounding each accommodation module, and these areas can be easily accessed via the network of covered walkways on the site allowing for strong indoor-outdoor connections. As such, the proposed development complies with PO6.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO6.3 The maximum length of any façade without openings or a change in materials is 10m.	YES	See commentary above for compliance with PO6.
PO7 Landscaping provides an attractive interface between public and private space consisting of locally appropriate native species which are suitable for the local climate.	AO7.1 Landscaping, consisting of native, drought tolerant trees and groundcovers, is provided in accordance with PSP1 – Development Manual Planning Scheme Policy and PSP3 – Landscaping Planning Scheme Policy.	ALTERNATIVE SOLUTION SOUGHT	While shade trees will be provided within the carpark, given the temporary nature of the proposed development and in particular the accommodation modules, all of which will be removed in circa three (3) years, it is not considered reasonable to require extensive landscaping throughout the site.
ACCESS			
PO8 Development provides appropriate driveway access.	AO8.1 Vehicle parking areas, roads and driveway crossovers and paths are constructed in accordance with PSP1 – Development Manual Planning Scheme Policy.	YES	The on-site car parking spaces and crossover will be constructed in accordance with the relevant standards. Compliance can also be conditioned.

7.2.6.1 Application

This code applies to assessing development in the Open space and stormwater drainage network overlay. When using this code, reference should be made to section 5.8 Categories of development and assessment – Overlays for determining the category of development and assessment and Column 3 for determining the assessment benchmarks.

7.2.6.2 Purpose

- (1) The purpose of the Open space and stormwater drainage network overlay code is:
 - (a) To identify and preserve valued open space and recreational areas as the key public realm for social, sporting, cultural activities, such as public events and markets;
 - (b) To identify and protect fauna passages and important pedestrian and bicycle path linkages and connectivity;
 - (c) To identify the potential for native rehabilitation and adaptive re-use of surplus open space and road reserves while protecting key open space areas and pedestrian and bicycle linkages.
 - (d) To identify and protect valued stormwater drainage areas integral to stormwater management in Weipa.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development contributes to a safe, legible and connected open space network.
 - (b) Existing and planned Pedestrian and cycle paths provide an efficient, integrated network for active travel between key destinations throughout the Weipa township.
 - (c) Reuse of identified surplus open space is consistent and compatible with adjoining lawful land uses and the broader preferred settlement pattern of Weipa as expressed in the Strategic Framework.
 - (d) Development avoids and does not inhibit the ability of the stormwater drainage network for its intended purpose.

7.2.6.3 Assessment benchmarks and requirements

Table 7.2.6 – Open space and stormwater drainage network overlay code – accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
SECTION 1 – FOR ACCEPTED AND ASSESSABLE DEVELOPMENT			
VALUED OPEN SPACE AND STORMWATER DRAINAGE			
PO1 Valued open space and stormwater drainage areas are retained as public realm for the shared use of all community members, and for providing	AO1.1 Valued open space land is retained as publicly accessible open space and park areas.	N/A	The proposed development is not located on areas mapped or identified as valued open space.
PEDESTRIAN AND CYCLE PATHS			
PO2 Development maintains and contributes to an efficient, integrated active transport network.	AO2.1 Development does not block, compromise or interfere with the public accessibility or transport function of an identified pedestrian and cycle path.	YES	The proposed development will not encroach within the road reserve.
SECTION 2 – FOR ASSESSABLE DEVELOPMENT			
SURPLUS OPEN SPACE AND SURPLUS ROAD RESERVES			
PO3 Surplus open space may be re-used for temporary and permanent urban purposes that are compatible with the nature, scale and amenity of adjoining land uses.	AO3.1 No acceptable outcome is prescribed.	N/A	The proposed development is not located on areas mapped as surplus open space or surplus road reserve.

8.3.2.1 Application

This code applies to assessing a material change of use identified in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

8.3.2.2 Purpose

- (1) The purpose of the Transport, parking and access code is to ensure transport, access and car parking is safe, efficient and convenient.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The amount of parking provided for a particular land use is sufficient to meet the parking needs for that use;
 - (b) Parking and manoeuvring areas, passenger setdown/pickup areas and goods loading/unloading facilities are provided in a safe and efficient manner; and
 - (c) Access arrangements do not compromise the safety and efficiency of the transport network.

8.3.2.3 Assessment benchmarks and requirements

Table 8.3.2A – Parking and access code – accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
SECTION 1 – FOR ACCEPTED AND ASSESSABLE DEVELOPMENT			
PARKING PROVISION			
PO1 Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AO1.1 Car parking for the land uses listed in the table in Table 8.3.2B of this code is provided as per that table	YES	Please refer to Section 7.2 of the Planning Report for commentary demonstrating compliance with PO1.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
ACCESS			
PO2 Access points are located to operate efficiently and safely and minimise conflicts considering the: (a) Amount and type of vehicular traffic; (b) Type of use and road traffic conditions; (c) Nature and extent of future street or intersection improvements; (d) Current and future on street parking; and (e) Available sight distances.	AO2.1 Access to the road network is limited to one access point/crossover per site and: (a) is an existing lawful access point (no new access points are proposed); or (b) is located, designed and constructed in accordance with: (i) Australian Standards AS2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i>; and (ii) PSP1 – Development Manual Planning Scheme Policy	YES	The proposed development will provide one (1) new approx. six (6) metre wide crossover to the site which will be constructed in accordance with the relevant standards. Compliance can also be conditioned.
SECTION 2 – FOR ASSESSABLE DEVELOPMENT			
DESIGN AND LAYOUT			
PO3 On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AO3.1 For residential activities (other than a dwelling house), short-term visitor parking is provided at the front of the site, with direct access to the building entry.	N/A	The proposed development is not identified as a Residential Activity as per the Defined Activity Groups in the Planning Scheme.
PO4 Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.	AO4.1 The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> .	YES	The proposed parking area will comply with the relevant standards. Compliance can also be conditioned.
	AO4.2 Car parking spaces are line marked.	YES	All parking spaces will be line marked. Compliance can also be conditioned.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO5 Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.	AO5.1 Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 <i>Parking Facilities – Off-street Carparking</i> and AS 2890.2 <i>Parking Facilities – Off-street commercial vehicle facilities</i> and meet the minimum design requirements for the service vehicle specified in Table 8.3.2B of this code.	N/A	As per Table 8.3.2B, a Non-resident Workforce Accommodation land use is not required to provide SRV parking or loading areas, and as such, the proposed development does not include SRV bays.
PO6 Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.	AO6.1 The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 <i>Parking Facilities – Off-street Carparking</i> .	YES	One (1) DDA parking space will be provided in accordance with the relevant standards. Compliance can also be conditioned.
	AO6.2 Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 <i>Design for access and mobility – General requirements for access – New building work</i> .	YES	The proposed DDA parking space has been provided in accordance with the relevant standards. Compliance can also be conditioned.
	AO6.3 Disabled parking is directly accessible from the entrance of the premises.	YES	As there is not one (1) clearly defined 'entrance' to the proposed development, the DDA parking space has been provided along the western side of the car parking area and adjacent to the proposed development with direct access to the internal, covered footpath network, therefore providing sufficient access to the site/proposed development.
	AO6.4 Disabled parking is clearly identified via signage and/or line marking.	YES	The proposed DDA parking space will be clearly identified via signage and line marking. Compliance can also be conditioned.

8.3.3.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work for development where identified as code or impact assessable in Part 5. When using this code, reference should be made to sections 5.3.2 and 5.3.3 located in Part 5 for determining the category of development and assessment and the assessment benchmarks.

8.3.3.2 Purpose

- (1) The purpose of this code is to ensure development is provided with the range of infrastructure services expected by the community.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Infrastructure is designed and constructed to a suitable standard;
 - (b) Works, services and infrastructure do not cause environmental degradation or increase the risk of natural hazards;
 - (c) Development is designed, constructed and managed to avoid or minimise impacts on receiving waters;
 - (d) Development does not degrade existing performance of community services and infrastructure networks

8.3.3.3 Assessment benchmarks and requirements

Table 8.3.3 – Works, services and infrastructure code – accepted and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
INFRASTRUCTURE SERVICES			
PO1 An adequate, safe and reliable supply of potable and general use water is provided.	AO1.1 If the site is located within Weipa's reticulated water area identified in Part 4–Local government infrastructure plan, the site must be connected to Weipa's reticulated water supply system in accordance with PSP1 – Development Manual Planning Scheme Policy.	YES	Please refer to Section 5.4.1 of the Planning Report which demonstrates that the proposed development will connect to Council's reticulated water infrastructure. Compliance can also be conditioned.
	Or AO1.2 If the site is not located within Weipa's reticulated water area, rainwater tanks of minimum capacity 50,000 litres must be installed for each residential dwelling unit.	N/A	See AO1.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO2 Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the effluent disposal system or as a result of the cumulative effect of systems in the locality.	AO2.1 If the site is located within Weipa's reticulated sewerage area identified in Part 4 Local government infrastructure plan, the site must be connected to Weipa's reticulated sewerage network in accordance with PSP1 – Development Manual Planning Scheme Policy.	YES	Please refer to Section 5.4.2 of the Planning Report which demonstrates that the proposed development will connect to Council's reticulated sewer network. Compliance can also be conditioned.
	AO2.2 If the site is not located within Weipa's reticulated sewerage area, an on-site sewerage treatment facility must be installed.	N/A	See AO2.1 above.
PO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.	AO3.1 A reticulated drainage system is provided in accordance with PSP1 – Development Manual Planning Scheme Policy.	YES	The proposed internal drainage network will be provided to an appropriate standard to minimise runoff and impacts on receiving waters, demonstrating compliance with PO3. Compliance can also be conditioned.
PO4 Land is provided with a reliable electricity supply.	AO4.1 Connection is made to an electricity supply network in accordance with PSP1 – Development Manual Planning Scheme Policy.	YES	Please refer to Section 5.4.3 of the Planning Report outlining that the proposed development will connect to the electricity supply network in accordance with relevant provider's standards. Compliance can also be conditioned.
PO5 The road to the frontage of the site must be constructed to provide for the safe and efficient movement of: (a) Vehicles on the road adjacent to the site; (b) Vehicles to and from the site; (c) Pedestrians and cyclists adjacent to the site; and (d) Pedestrians and cyclists to and from the site.	AO5.1 The road to the frontage of the site is constructed in accordance with PSP1 – Development Manual Planning Scheme Policy.	ALTERNATIVE SOLUTION SOUGHT	The road frontage to the site (Kamenjarin Drive) does not appear to be constructed to an appropriate standard. However, any upgrades to this road would be unreasonable as the proposed development is temporary in nature and even when operational, will generate minimal vehicle movements which would impact the road and/or trigger the need for upgrades i.e., a few bus trips each morning and afternoon.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO5.2 Vehicle crossover/s are constructed to provide access to the site in accordance with PSP1 – Development Manual Planning Scheme Policy.	YES	The proposed development will provide one (1) new approx. six (6) metre wide crossover to the site, which will be constructed in accordance with the relevant standards. Compliance can also be conditioned.
PO6 Development must not affect the efficient functioning of public utility mains, services or installations.	AO6.1 Public utility mains, services and installations are not impacted adversely by development.	YES	The proposed development will not impact upon existing public utility mains, and service infrastructure located within the site. In particular, all development will be setback to existing infrastructure located within Easement D (see Attachment 2). Compliance can also be conditioned.
	AO6.2 Public utility mains, services and installations requiring alterations or new connections to facilitate development are repaired to the standards established by PSP1 – Development Manual Planning Scheme Policy.	YES	Compliance can be conditioned.
FILING AND EXCAVATION			
PO7 Filling and excavation does not result in the instability or utility of a site or adjacent land or adversely impact on the visual amenity of the area.	AO7.1 Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level).	N/A	The proposed development will not require any major filling or excavation, with only minor smoothing and grading of the site being required (some excavation for underground services/connections will be required).
	AO7.2 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height.	N/A	The proposed development does not require retaining walls.
	AO7.3 Filling and excavation does not occur within 2m of the site boundary.	N/A	See AO7.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO7.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1 month.	N/A	See AO7.1 above.
	AO7.5 Filling and excavation works comply with Australian Standard – AS 3798 <i>Guidelines on Earthworks for Commercial and Residential Development</i> as set out in PSP1 – Development Manual Planning Scheme Policy.	N/A	See AO7.1 above.
PO8 Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.	AO8.1 Filling and excavation does not result in the ponding of water on the site or adjacent land.	N/A	See AO7.1 above.
	AO8.2 Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor.	N/A	See AO7.1 above.
	AO8.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths.	N/A	See AO7.1 above.
<i>*Refer to Planning Scheme layout*</i>	AO8.4		
	AO8.5 Filling and excavation complies with the specifications set out in PSP1 – Development Manual Planning Scheme Policy.	N/A	See AO7.1 above.
PO9 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO9.1 Water quality complies with PSP1 – Development Manual Planning Scheme Policy.	N/A	See AO7.1 above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO10 Filling and excavation does not cause harm to natural or built environments or human health by the production of acid leachate resulting from disturbance of potential or actual acid sulphate soil by: (a) avoiding such areas; (b) treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and (c) treating and managing surface and groundwater flows to minimise environmental harm.	AO10.1 Where the natural ground level is below 20 metres AHD (Australian Height Datum), development on land at or below five metres AHD, does not involve: (a) excavating or otherwise removing 100 cubic metres or more of soil or sediment, or (b) filling of land with 500 cubic metres or more of material with an average depth of 0.5 metres or more.	YES	Compliance with PO10 can be conditioned (for the excavation needed for the underground service connections).
PO11 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.	AO11.1 No acceptable outcome is prescribed.	N/A	See AO7.1 above.
PO12 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.	AO12.1 Filling and excavation and associated site works and construction activity are carried out as follows: (a) Construction activity is timed to avoid periods of high rainfall; (b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; (c) Erosion/sediment control barriers/fences and drains are installed and maintained; (d) Hydro-mulching or similar treatment is applied to newly disturbed areas; and (e) Dust control and revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least 3 months.	YES	Compliance with PO12 can be conditioned

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FIRE SERVICES IN DEVELOPMENTS ACCESSED BY COMMON PRIVATE TITLE			
PO13 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO13.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and should be situated above or below ground.	N/A	The proposed development will not be accessed by common private title.
	AO13.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	N/A	See AO13.1 above.
PO14 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO14.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	N/A	See AO13.1 above.
PO15 Hydrants are suitably identified so that fire services can locate them at all hours.	AO15.1 Hydrants are identified in the Queensland Government transport technical specifications.	N/A	See AO13.1 above.
STORMWATER QUALITY			
PO16 Development does not increase: (a) The concentration of total suspended solids or other contaminants in stormwater flows during site construction; and	No acceptable outcome.	YES	Please see Section 5.4.5 of the Planning Report for commentary on the stormwater quality methodology for the proposed development.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(b) Run-off which causes erosion either on site or off site.			
Additional performance outcomes and acceptable outcomes that apply to high-risk development, being one or more of the following: (a) A material change of use for an urban purpose which involves greater than 2,500m² of land that: (i) Will result in an impervious area greater than 25% of the net developable area; or (ii) Will result in 6 or more dwellings. (b) Reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots; (c) Operational work for an urban purpose that involves disturbing greater than 2,500m² of land.			
PO17 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Development must achieve the Stormwater Management Design Objectives contained in the State Planning Policy. Note – Prescribed water contaminants are defined in the Environmental Protection Act 1994. Note – Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO17.1 Development provides a stormwater management system that is designed in compliance with the standards in PSP1 – Development Manual Planning Scheme Policy.	ALTERNATIVE SOLUTION SOUGHT	Please see Section 5.4.5 of the Planning Report for commentary on the stormwater quality methodology for the proposed development.