



15 April 2026

Our Ref: DA260001  
Enquire to: Matthew Turnbull (Public Works Coordinator)  
Telephone: (07) 4030 9409

RTA Weipa Pty Ltd  
c/ Burchills Engineering Solutions  
PO Box 5766  
Australia Fair  
SOUTHPORT QLD 4215

Attention: Nathan McDonald

Delivered via email: nathan.mcdonald@burchills.com.au

Dear Sir/Madam

## **Notice of Decision**

### **Reconfiguring a Lot – 1 lot into 65 lots and balance park lot Lot 451 MPH41172**

Weipa Town Authority at the Special Meeting held on the 15<sup>th</sup> of April 2026 resolved to support the development proposal to reconfigure the lot creating 65 residential lots and balance part lot. The proposal is supported subject to conditions provided in Attachment 1.

Prior to the registration of the survey plan, Weipa Town Authority requests the payment of infrastructure charges at the rate prescribed in the Weipa Town Authority Charges Resolution (No. 2) 2023.

Should you require any further information please contact Weipa Town Authority on (07) 4030 9400.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Tobias Rissman".

Tobias Rissman  
Superintendent

Enc. **Attachment 1** – Conditions imposed by the Assessment Manager  
**Attachment 2** – Approved Plans

**ATTACHMENT 1 – CONDITIONS OF APPROVAL**

NO.	CONDITIONS	CONDITION TIMING
<b>1.0</b>	<b>Parameters of Approval</b>	
1.1	The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to Weipa Town Authority or relevant utility provider, unless otherwise stated in a development condition.	At all times.
1.2	The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.	At all times.
1.3	Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant WTA policies, guidelines and standards.	At all times.
1.4	All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times

<b>2.0</b>	<b>Approved Plans and Documents</b>							
2.1	<p>The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:</p> <table border="1" data-bbox="217 999 1031 1099"> <thead> <tr> <th>Document Name</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Concept Services Layout Plan</td> <td>0</td> <td>30-01-26</td> </tr> </tbody> </table>	Document Name	Revision	Date	Concept Services Layout Plan	0	30-01-26	At all times.
Document Name	Revision	Date						
Concept Services Layout Plan	0	30-01-26						
2.2	Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.	At all times.						

<b>3.0</b>	<b>Operational Work – submission of plans</b>	
3.1	Submit detailed plans for engineering work including road work, earthworks, stormwater, water and sewerage infrastructure, footpaths and landscaping.	Prior to commencement of any works required by this development.

<b>4.0</b>	<b>Easements</b>	
4.1	If required, copy of easement documentation must be provided to WTA prior to WTA endorsement of the Survey Plan	Prior to WTA endorsement of the Survey Plan.

<b>5.0</b>	<b>Road Works – Design &amp; Construction</b>	
5.1	Design and construct the extension of Duyfken Crescent and the new internal road in accordance with the FNQROC Development Manual, relevant Australian Standards, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work.	Prior to WTA endorsement of the Survey Plan.

<b>6.0</b>	<b>Stormwater Drainage</b>	
6.1	All stormwater drainage must be discharged to an approved legal point of discharge.	At all times.
6.2	Any site works must not adversely affect flooding or drainage characteristics of properties that are upstream, downstream, or adjacent to the development site.	At all times.

6.3	Design and construct all stormwater works in accordance with the approved plans, the FNQROC Development Manual, Queensland Urban Drainage Manual and the provisions of a Development Permit for Operational Works.	Prior to WTA endorsement of the Survey Plan.
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<b>7.0</b>	<b>Water and Sewerage</b>	
7.1	Connect the development to WTA reticulated sewerage and water network.	Prior to WTA endorsement of the Survey Plan.
7.2	A water supply and sewerage network analysis in accordance with the FNQROC Development Manual must be submitted with the Operational Works application demonstrating how the development can be serviced.	At the time of lodgement of the Operational Works application.
7.3	Design and construct all sewerage and water works in accordance with the approved plans, FNQROC Development Manual, Water Supply (Safety and Reliability) Act and the Plumbing and Drainage Act.	Prior to WTA endorsement of the Survey Plan.
7.4	Design and construct all sewerage and water works in accordance with the approved plans, and the provisions of a Development Permit for Operational Works.	Prior to WTA endorsement of the Survey Plan.
7.5	All redundant sewerage and water infrastructure must be removed.	Prior to WTA endorsement of the Survey Plan.
7.6	All water and sewerage infrastructure traversing a lot must be located on a standard alignment or centrally located within an easement.	Prior to WTA endorsement of the Survey Plan.

<b>8.0</b>	<b>Street trees</b>	
8.1	Provide street trees in accordance with the FNQROC Development Manual, and the provisions of a Development Permit for Operational Works.	Prior to WTA endorsement of the Survey Plan.

<b>9.0</b>	<b>Footpath</b>	
9.1	A pedestrian footpath shall be provided: <ul style="list-style-type: none"> <li>(a) along one side of the full length of the internal road;</li> <li>(b) extend along the open space connection between proposed lot 47 and lot 48 connecting to the existing pedestrian footpath along the northern side of Flinders Street;</li> <li>(c) extend along the open space connection between proposed lot 42 and lot 43 and within Cypress road reserve stub connecting to Embley Street; and</li> <li>(d) extend along the open space connection between proposed lot 35 and lot 36 to the existing playground equipment in Meluna park.</li> </ul>	Prior to WTA endorsement of the Survey Plan.
9.2	Design and construct the pedestrian footpaths and associated kerb ramps in accordance FNQROC Development Manual and the provisions of a Development Permit for Operational Works.	Prior to WTA endorsement of the Survey Plan.

<b>10.0</b>	<b>Streetlighting</b>	
10.1	Provide street lighting in accordance with the relevant Australian Standard and FNQROC Development Manual.	Prior to WTA endorsement of the Survey Plan.

<b>11.0</b>	<b>Electricity &amp; Telecommunications</b>	
11.1	Electricity and telecommunication services must be provided to each lot, or arrangements made in accordance with the standards and requirements of the relevant service provider.	Prior to WTA endorsement of the Survey Plan.

<b>12.0</b>	<b>Location of services</b>	
12.1	Evidence must be provided confirming all services and infrastructure are wholly contained within the boundary of the proposed new lots.	Prior to WTA endorsement of the Survey Plan.
<b>13.0</b>	<b>Amenity and Environmental Health</b>	
13.1	Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise.	At all times.
<b>14.0</b>	<b>Site Works and Erosion and Sediment control</b>	
14.1	Site works must be constructed such that they do not, at any time, in any way restrict, impair, or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure	Prior to the commencement of any construction works required by this development.
14.2	Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the FNQROC Development Manual. The ESCS must be available for inspection by WTA officers during the construction phase.	Prior to the commencement of any construction works required by this development.
14.3	Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted, or landscaped).	Prior to the commencement of any construction works required by this development.
<b>15.0</b>	<b>Asset Management</b>	
15.1	Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to WTA.	Prior to WTA endorsement of the Survey Plan.
<b>16.0</b>	<b>Compliance</b>	
16.1	All relevant conditions of this development permit must be complied with prior to the Plan of Survey being submitted to Council for endorsement	Prior to WTA endorsement of the Survey Plan.
<b>17.0</b>	<b>Outstanding Charges</b>	
17.1	All rates, service charges, interest and other charges levied on the land are to be paid prior to WTA endorsement of the Plan of Survey.	Prior to WTA endorsement of the Survey Plan.

**WEIPA TOWN AUTHORITY ADVISORY NOTES**

1. Development on Mines Tenure authorised by ML7024 is not regulated under the *Planning Act 2016* or *Planning Regulation 2017* and does not trigger assessable development under the Weipa Town Planning Scheme. This approval is provided in accordance with the draft RTA Weipa and WTA Management Protocol for Weipa 2023.
2. Weipa Town Authority requests the payment of infrastructure charges at the rate prescribed in the Weipa Town Authority Charges Resolution (No. 2) 2023 prior to the registration of the survey plan. The prescribed rate for the amount of \$15,540 per additional lot consistent with assessable reconfiguring a lot development under the Weipa Town Planning Scheme 2019.
3. The subject site is affected by coastal hazards, erosion prone area as identified in the coastal hazard adaptation strategy. The refined coastal hazard mapping will form part of an amendment to the planning scheme. RTA Weipa is encouraged to engage a coastal engineer to undertake a coastal hazard risk assessment and incorporate recommendations in the final detailed design.

4. Approval from Weipa Town Authority is required for the street name. WTA has identified appropriate street names for the development.
5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the WTA.
6. General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.
7. This approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).

**ATTACHMENT 2**

**APPROVED PLANS**

Attached under separate cover (this page has been intentionally left blank)

