



27 July 2026

Our Ref: DA260002
Enquire to: Matthew Turnbull (Public Works Coordinator)
Telephone: (07) 4030 9409

Rio Tinto Limited
c/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Delivered via email: admin@urbansync.com.au

Dear Sir/Madam

Decision Notice – Approval
Given under section 63 of the Planning Act 2016

DATE OF DECISION

Weipa Town Authority approved the Development Application in full at the WTA General Meeting held on 22 July 2026.

APPLICATION DETAILS

Application No:	DA260002
Approval Sought:	Development Permit for a Material Change of Use
Description of the Development	Undefined Use – Workforce Accommodation
Planning Scheme:	Weipa Town Planning Scheme 2019 (v1.0)

LOCATION DETAILS

Street Address:	3 Kerr Point Drive, Evans Landing
Real Property Description:	Lot 477 MP37354

DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use – Undefined Use (Workforce Accommodation).

CURRENCY PERIOD

The use of the subject land must be commenced within a period of six (6) years from the date, unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

ASSESSMENT MANAGER CONDITIONS

This approval is subject to the conditions in Attachment 1.

PROPERLY MADE SUBMISSIONS

There were no properly made submissions for this application.

REFERRAL AGENCIES

There were no referral agencies as part of this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Plumbing and Drainage Work
- Development Permit for Building Work
- Development Permit for Operational Work

APPROVED PLANS AND SPECIFICATIONS

The approved plans are attached to this Decision Notice.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the Planning Act 2016 is attached (Attachment 4).

OTHER DETAILS

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or seek clarification about any of these details, please contact Weipa Town Authority on (07) 4030 9400.

DELEGATED PERSON

Name: Tobias Rissman

Signature:



Date: 27/7/2026

- Enc. **Attachment 1** – Conditions imposed by the Assessment Manager
 Attachment 2 – Approved Plans
 Attachment 3 – Notice about a Decision Notice
 Attachment 4 – Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016*).

ATTACHMENT 1**CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER**

NO.	CONDITIONS	CONDITION TIMING
1.0	Parameters of Approval	
1.1	The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the Developer at all times unless otherwise stated.	At all times.
1.2	Where these conditions refer to “WTA” in relation to requiring Weipa Town Authority to approve or be satisfied as to any matter, or conferring on the WTA a function, power, or discretion, that role of the WTA may be fulfilled in whole or in part by a delegate appointed for that purpose by WTA.	At all times
1.3	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.
1.4	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.
1.5	Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant WTA policies, guidelines and standards.	At all times.
1.6	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

2.0	Approved Plans and Documents					
2.1	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.					At all times
	Document Name	Drawn by	Drawing No.	Revision	Date	
	Cover page	The Design House NQ	01	3	17.03.26	
	Site plan	The Design House NQ	02	3	17.03.26	
	Proposed area of works	The Design House NQ	03	3	17.03.26	
	Floor plans & elevations	The Design House NQ	04	3	17.03.26	
	Floor plans & elevations	The Design House NQ	05	3	17.03.26	
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.

3.0	Staged development	
3.1	The development can be undertaken in stages. An amended site plan detailing the proposed stages must be submitted for review and approval by Weipa Town Authority delegated officer (if staging proposed).	Prior to the issue of a development permit for building works (if staging proposed).

4.0	Limitation of Approved Use	
4.1	The accommodation facility and associated infrastructure is limited to Rio Tinto workforce and contractors. The accommodation and associated facilities must not be used for short-term or long-term accommodation for the general public.	At all times.

5.0	Cessation of Use	
5.1	The approved workforce accommodation facility use must cease operations by 31 December 2032, unless otherwise agreed in writing by Weipa Town Authority delegated officer.	At all times.
5.2	On the cessation of use all built structures and improvements associated with the workforce accommodation facility must be removed within agreed timeframe as per condition 5.3, unless otherwise agreed in writing by Weipa Town Authority delegated officer. Note - the structures and improvements exclude landscaping, fencing, sealed access and onsite carparking. Note – if structures or improvements are proposed to be retained onsite, a relevant development approval must be in effect reflecting the structures and/or improvements to be retained.	On the cessation of use.
5.3	Written notice must be provided to Weipa Town Authority a minimum of 6 months prior to the cessation of use confirming the date the use will cease and include a project plan identifying the timing of removal of structures and proposed rehabilitation of the site to a state consistent with a current maintained state. Note – if structures or improvements are proposed to be retained onsite, a relevant development approval must be in effect reflecting the structures and/or improvements to be retained.	No less than 6 months prior to the cessation of use.

6.0	Traffic Impact Assessment	
6.1	Submit a Traffic Impact Assessment for review and approval by Weipa Town Authority delegated officer. The report must be prepared by a suitably qualified professional addressing: (i) location of the proposed access driveway and the impact on the safety on the intersection with Kerr Point Drive; (ii) carparking analysis demonstrating the proposed 65 car parking spaces are sufficient to accommodate onsite parking demand for vehicles and other operational equipment including trailers; (iii) impact of the proposed development on the safety and functionality of Kamenjarin Drive extending to the intersection with the entrance to the Western Cape Communities Trust facility taking into consideration existing recreational and workforce vehicle movements, informal workforce vehicle parking and bus maneuvering and designated set down areas; (iv) safety of pedestrian movements from the proposed workforce accommodation to facilities within the existing workforce accommodation facility and bus set-down area on the northern side of Kamenjarin Drive; and	Prior to the issue of a development permit for building works.

	(v) required upgrades to Kamenjarin Drive, formalisation of on-street parking, signage and pedestrian facilities.	
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7.0	Parking and Access	
7.1	Provide on-site carparking in accordance with the approved plan and recommendations in the approved traffic impact assessment.	At all times.
7.2	Design and construct all car parking and vehicle access and vehicle manoeuvring area generally in accordance with the approved traffic impact assessment, FNQROC Development Manual, AS2890-5:- 1993 Parking facilities – On-street car parking and the Manual of Uniform Traffic Control Devices (Queensland).	Prior to the commencement of use and at all times thereafter.
7.3	All car parking and vehicle manoeuvring areas must be either asphalt sealed, concreted or permeable paving.	Prior to the commencement of use and at all times thereafter.
7.4	Shade tree planting within the onsite carparking area must be provided in accordance with the approved plans.	Prior to the commencement of use and at all times thereafter
7.5	The parking spaces must be kept available for use and must not be used for the storage of goods at any time.	At all times.

8.0	Roadworks fronting – Kamenjarin Drive	
8.1	Design and construct roadworks fronting in accordance with the approved traffic impact assessment. The works must be undertaken 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 (Engineering work – Road works). Note- Weipa Town Authority may consider entering into an infrastructure agreement to off-set the cost of the works.	Prior to the commencement of use.

9.0	Stormwater Drainage	
9.1	Submit a stormwater management plan for review and approval by Weipa Town Authority delegated officer. The plan must be prepared by a suitably qualified person and comply with the requirements of the FNQROC Development Manual and the Queensland Urban Drainage Manual (QUDM).	Prior to the issue of a development permit for building works.
9.2	All stormwater drainage must be discharged to an approved legal point of discharge.	At all times.
9.3	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.
9.4	Design and construct all stormwater works in accordance with the approved plans, the FNQROC Development Manual and the Queensland Urban Drainage Manual.	Prior to commencement of work and at all times

10.0	Water and Sewerage Reticulation analysis	
10.1	Submit a water supply and sewerage reticulation analysis for review and approval by Weipa Town Authority delegated officer demonstrating the likely demand the development will have on the network, capacity in the existing network to accommodate the proposed development and required upgrades. The report must be prepared by a suitability qualified professional.	Prior to the issue of a development permit for building works.

11.0	Water and Sewerage	
11.1	Connect the development to WTA reticulated sewerage and water network.	Prior to the commencement of use and at all times thereafter.
11.2	Design and construct all sewerage and water works in accordance with the approved water and sewerage reticulation analysis, FNQROC Development Manual, Water Supply (Safety and Reliability) Act and the Plumbing and Drainage Act. Note- Weipa Town Authority may consider entering into an infrastructure agreement to off-set the cost of the works.	Prior to the issue of a development permit for building works.

12.0	Landscaping and Fencing	
12.1	Prepare and lodge a landscape and fencing plan for the Kamenjarin Drive frontage for the extent of the development area for approval by Weipa Town Authority delegated officer.	Prior to the issue of a development permit for building works.
12.2	The fencing and landscaping of suitable tree and plant species must be designed to provide screening of the development as viewed from the road frontage.	Prior to the commencement of use and maintained at all times.
12.3	The landscaping and fencing must be constructed and maintained in accordance with the approved plan.	Prior to the commencement of use and maintained at all times.

13.0	Site maintenance and retention of mature vegetation	
13.1	The entire lot (excluding the fenced area in the north-western corner of the lot) must be maintained and clear of declared weeds and overgrown vegetation for the duration of the use.	Within twelve (12) months of the use commencing.
13.2	Existing mature vegetation, excluding vegetation within the development area, must be retained.	Prior to the commencement of use and maintained at all times.

14.0	Waste Storage	
14.1	Store all waste within a designated waste storage area. The waste storage area must be: (a) Designed and located to not cause nuisance to neighbouring properties; (b) Screened from any road frontage or adjoining property; and (c) Of a sufficient size to accommodate required number and type of bins.	At all times

15.0	Electricity & Telecommunications	
15.1	Connect the development to reticulated electricity supply and telecommunications to the standard of the relevant service provider.	Prior to the commencement of use and at all times thereafter.

16.0	Amenity – General	
16.1	Install and maintain suitable screening to all air conditioning and plant and service facilities located on the top or external face of the building that are visible from the road or adjacent properties.	At all times.

17.0	Amenity and Environmental Health	
17.1	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.

18.0	Amenity - Lighting	
18.1	Maintain outdoor lighting to comply with AS4282:2023 - Control of the obtrusive effects of outdoor lighting.	At all times.

19.0	Filling and Excavation	
19.1	Any excavating and filling activities are to be carried out in accordance with the FNQROC Development Manual, ensuring works do not result in the ponding or permanent retention of surface water either on the site or on adjoining land.	At all times.

20.0	Site Works and Erosion and Sediment control	
20.1	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.
20.2	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.
20.3	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.

21.0	Construction and Environmental Management Plan	
21.1	The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how: (a) Traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding area; (b) Best practice waste management strategies during the construction phase; and (c) Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment, and stormwater run-off.	Prior to the commencement of construction works required by this development.

ASSESSMENT MANAGER (WEIPA TOWN AUTHORITY) ADVISORY NOTES

1. Infrastructure Charges must be paid to WTA as indicated on the Infrastructure Charges Notice at the rate applicable at the time of payment, unless otherwise agreed in an Infrastructure Agreement.
2. 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.

3. A separate approval under the Queensland Development Code MP1.4 will be required for any structures over or near relevant infrastructure.
4. 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.
5. This development 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)

ATTACHMENT 3**NOTICE ABOUT DECISION – STATEMENT OF REASONS**

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- any other information, documents or other material Weipa Town Authority was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

APPLICATION DETAILS

Application No:	DA260002
Applicant:	Rio Tinto Limited c/ Urban Sync Pty Ltd
Proposal:	Development Permit for Material Change of Use
Description of the Development:	Undefined Use – Workforce Accommodation
Street Address:	3 Kerr Point Drive, Evans Landing
Real Property Description:	Lot 477 MP37354
Planning Scheme:	Weipa Town Planning Scheme 2019 (v1.0)
Land Zoning:	Tourism Zone
Assessment Type:	Impact

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Material Change of Use
Date of Decision:	22 July 2026

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Categorising Instrument (*Planning Regulation 2017*)

This application did not trigger any matters prescribed by the regulation

Categorising Instrument (*State Planning Policy - July 2017*)**Local Categorising Instrument (*Weipa Town Planning Scheme 2019 v1.0*):**

- Strategic Framework

- Tourism Zone Code (6.2.5)
- Development codes
 - Parking and Access Code (8.3.2)
 - Works, Services and Infrastructure Code (8.3.3)
- Overlay codes
 - Airport Overlay Code (7.2.1)
 - Bushfire Hazard Overlay Code (7.2.3)
 - Coastal Hazard and Inundation Overlay Code (7.2.4)
 - Open Space and Stormwater Drainage Network Overlay (7.2.6)

Local Categorising Instrument (Variation Approval)

- Not applicable.

Local Categorising Instrument (Temporary Local Planning Instrument)

- Not applicable.

PUBLIC NOTIFICATION

Not applicable – no part of the application required public notification.

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

- (a) An assessment was made against the applicable assessment benchmarks and the proposed development demonstrated compliance.
- (b) The proposed temporary use is considered suitable for the site and will not prejudice the preferred long term tourism use consistent with the zoning of the site.
- (c) The approval can be appropriately conditioned to ensure adequate servicing of the development and traffic impacts can be appropriately managed.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not applicable.

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not applicable.

OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017

Not applicable.

OTHER DETAILS

If you wish to obtain more information about Weipa Town Authority's decision, including a copy of the Decision Notice, any conditions or plans relating to the development, please refer to Weipa Town Authority's website.

ATTACHMENT 4

APPEAL RIGHTS

(Planning Act 2016 & Planning Regulation 2017)

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

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 TANREQUIREMENTS

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

WEIPA TOWN AUTHORITY

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material
Change of Use— Undefined Use (Workforce Accommodation)

Lot and Plan: Lot 477 MP37354

Referred to in WTA's Decision Notice

Approval Date: 22 July 2026
Application Number: DA260002

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

The
Design
House^{NQ}

Project: PROPOSED MINING
CAMP

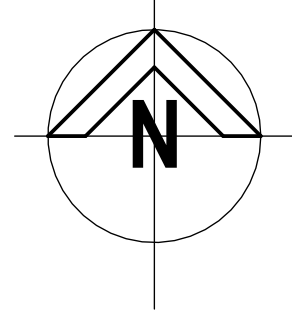
Client: RIO TINTO

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

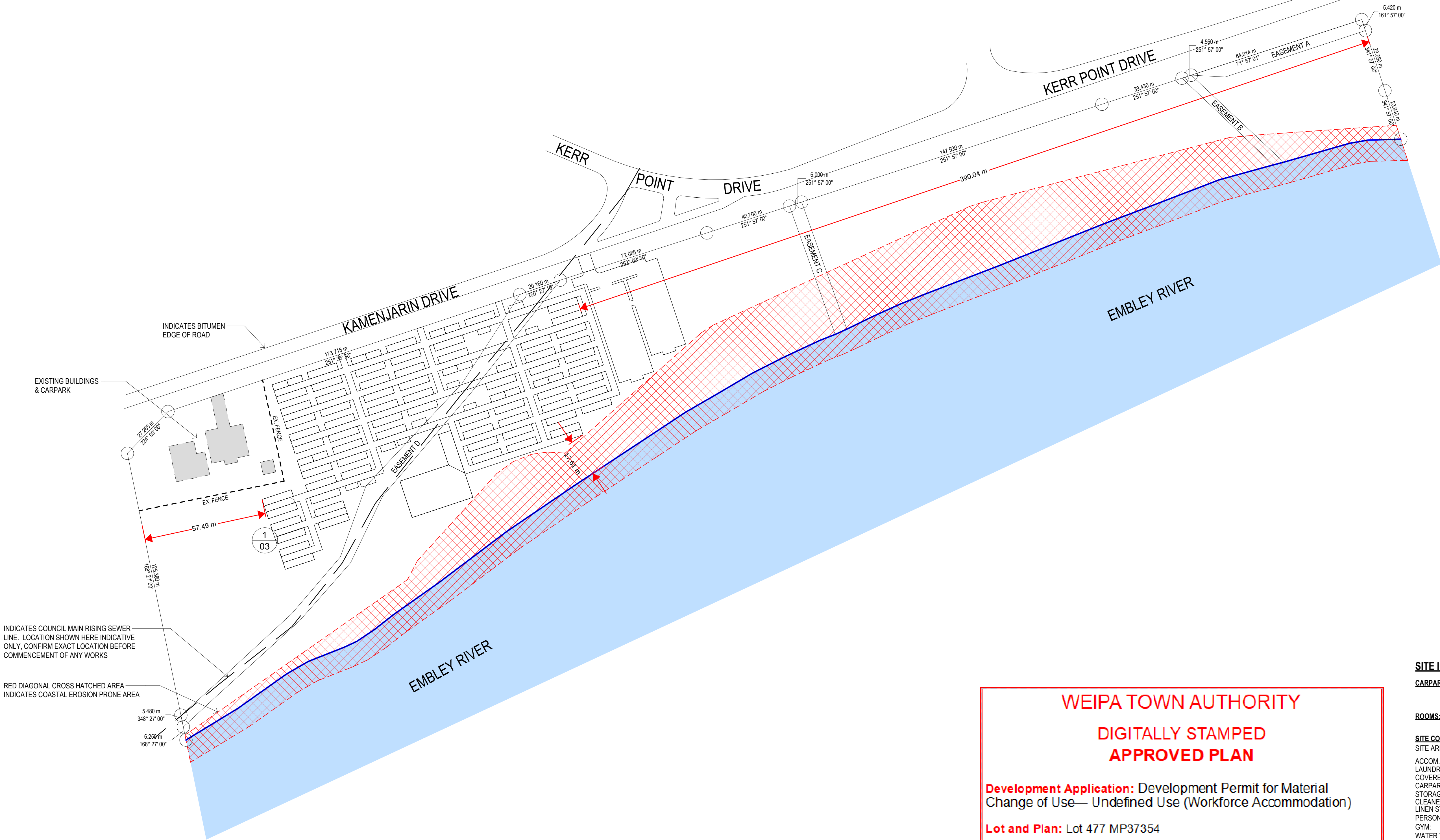


NOTE: EASEMENT A IS FOR ELECTRICAL SERVICES
EASEMENT B & C IS FOR STORMWATER SERVICES
EASEMENT D IS FOR SEWER RISING MAIN

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



INDICATES BITUMEN
EDGE OF ROAD

EXISTING BUILDINGS
& CARPARK

INDICATES COUNCIL MAIN RISING SEWER
LINE. LOCATION SHOWN HERE INDICATIVE
ONLY. CONFIRM EXACT LOCATION BEFORE
COMMENCEMENT OF ANY WORKS

RED DIAGONAL CROSS HATCHED AREA
INDICATES COASTAL EROSION PRONE AREA

WEIPA TOWN AUTHORITY
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material
Change of Use— Undefined Use (Workforce Accommodation)

Lot and Plan: Lot 477 MP37354

Referred to in WTA's Decision Notice

Approval Date: 22 July 2026
Application Number: DA260002

SITE INFORMATION:

CARPARKING: 64 SPACES PLUS
1 ACCESSIBLE SPACE
= 65 SPACES TOTAL

ROOMS: 65 ACCOM. MODULES x 4 ROOMS EA.
= 260 TOTAL ROOMS

SITE COVERAGE:			
SITE AREA:	=	50630.00m ²	
ACCOM. MODULES:	=	3042.00m ²	= 6.01%
LAUNDRY MODULES:	=	259.20m ²	= 0.51%
COVERED WALKWAYS:	=	3192.75m ²	= 6.31%
CARPARK:	=	1659.68m ²	= 3.28%
STORAGE:	=	90.00m ²	= 0.18%
CLEANERS MODULES:	=	43.20m ²	= 0.09%
LINEN STORE MODULE:	=	21.60m ²	= 0.04%
PERSONAL LOCKER MODULE:	=	86.40m ²	= 0.17%
GYM:	=	630.00m ²	= 1.24%
WATER TANK & BOOSTER PUMP AREA:	=	390.00m ²	= 0.77%
TOTAL GFA:	=	4172.40m ²	= 8.24%
TOTAL SITE COVERAGE:	=	7365.15m ²	= 14.55%
EX. BUILDINGS & CARPARK:	=	662.60m ²	= 1.31%

REAL PROPERTY DESCRIPTION

LOT 477 ON MP37354
AREA OF LAND: 50630m²
LOCAL GOVERNMENT: TOWN COMMISSION OF WEIPA

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
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2		25.03.26	PRELIMINARY
1		19.03.26	PRELIMINARY

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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

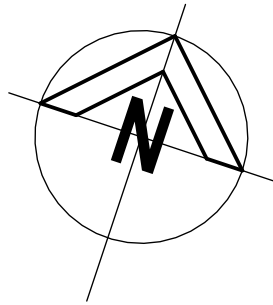
Date: 17.03.26 Drawn: D.A.

Scale: As Designed: N.H.

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Job No.: Drawing No.: Rev.

2026-091-C DD 02 3



WEIPA TOWN AUTHORITY
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material
Change of Use— Undefined Use (Workforce Accommodation)

Lot and Plan: Lot 477 MP37354

Referred to in WTA's Decision Notice

Approval Date: 22 July 2026
Application Number: DA260002

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

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BUILDING CERTIFICATION APPROVALS



LEGEND

- STORAGE
- ACCOMMODATION MODULES
- LAUNDRY MODULES
- LINEN STORE MODULES
- CLEANERS MODULES
- PERSONAL LOCKERS MODULES
- COVERED WALKWAYS
- CARPARK

SITE INFORMATION:

CARPARKING: 64 SPACES PLUS
1 ACCESSIBLE SPACE
= 65 SPACES TOTAL

ROOMS: 65 ACCOM. MODULES x 4 ROOMS EA.
= 260 TOTAL ROOMS

SITE COVERAGE:

SITE AREA:	= 50630.00m ²	
ACCOM. MODULES:	= 3042.00m ²	= 6.01%
LAUNDRY MODULES:	= 259.20m ²	= 0.51%
COVERED WALKWAYS:	= 3192.75m ²	= 6.31%
CARPARK:	= 1659.66m ²	= 3.28%
STORAGE:	= 90.00m ²	= 0.18%
CLEANERS MODULES:	= 43.20m ²	= 0.09%
LINEN STORE MODULE:	= 21.60m ²	= 0.04%
PERSONAL LOCKER MODULE:	= 86.40m ²	= 0.17%
GYM:	= 630.00m ²	= 1.24%
WATER TANK & BOOSTER PUMP AREA:	= 390.00m ²	= 0.77%
TOTAL GFA:	= 4172.40m ²	= 8.24%
TOTAL SITE COVERAGE:	= 7365.15m ²	= 14.55%
EX. BUILDINGS & CARPARK:	= 662.60m ²	= 1.31%

1 PROPOSED AREA OF WORKS

1 : 350

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Project: PROPOSED MINING CAMP

Client: RIO TINTO

Location: 3 KERR POINT DRIVE, EVANS
LANDING

TITLE:PROPOSED AREA OF
WORKS

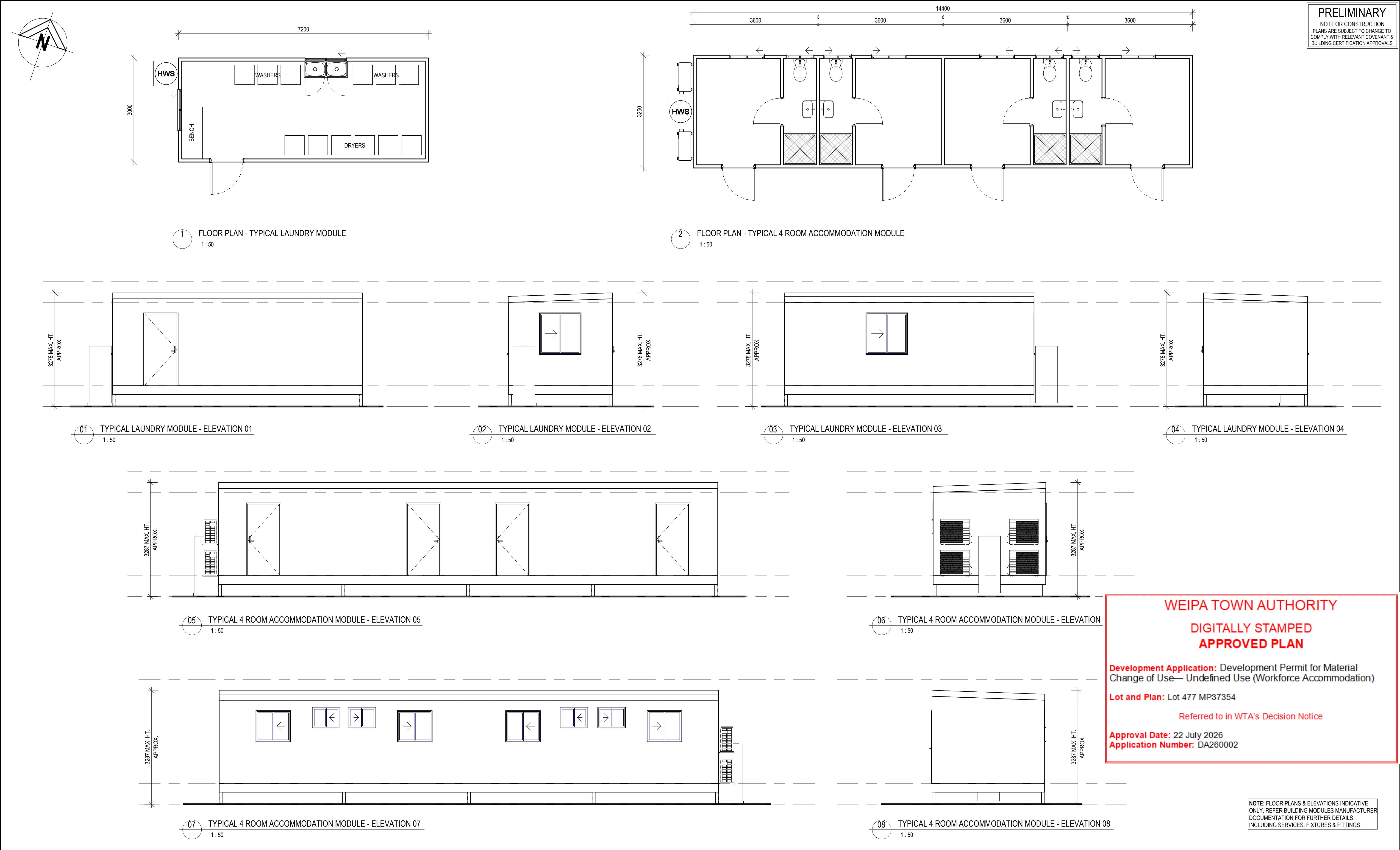
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Scale:As Designed: N.H.

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WEIPA TOWN AUTHORITY

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for Material Change of Use— Undefined Use (Workforce Accommodation)

Lot and Plan: Lot 477 MP37354

Referred to in WTA's Decision Notice

Approval Date: 22 July 2026
Application Number: DA260002

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

NOTES:

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Project: PROPOSED MINING CAMP

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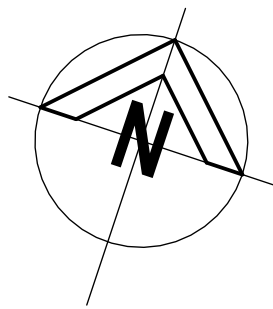
Location: 3 KERR POINT DRIVE, EVANS LANDING

TITLE: FLOOR PLANS & ELEVATIONS

Date: 17.03.26 Drawn: D.A.

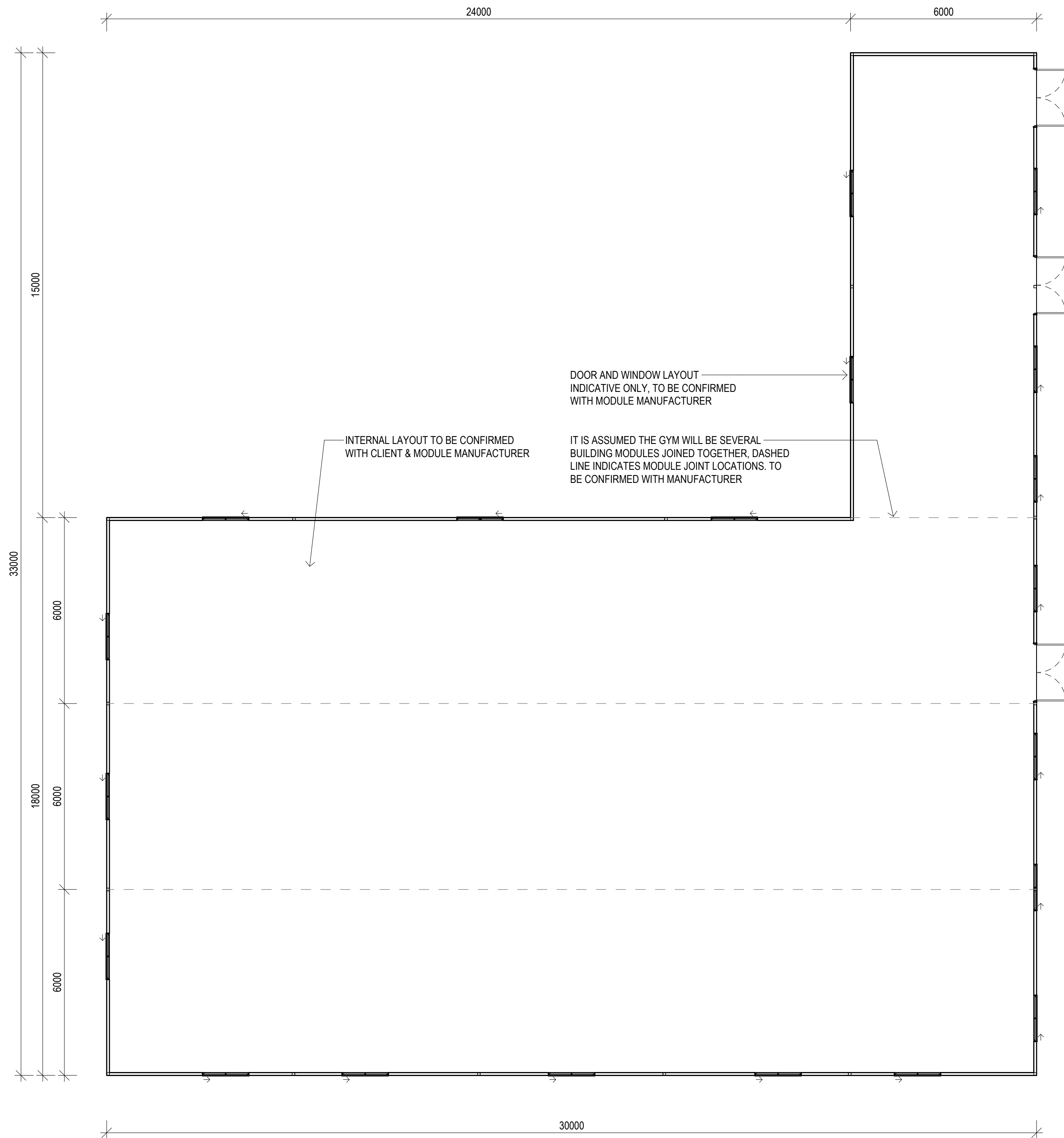
Scale: As indicated Designed: N.H.

Job No.: 2026-091-C	Drawing No.: DD 04	Rev: 3
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1 FLOOR PLAN - GYM
1 : 100

WEIPA TOWN AUTHORITY
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Development Application: Development Permit for Material
Change of Use— Undefined Use (Workforce Accommodation)

Lot and Plan: Lot 477 MP37354

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ELEVATIONS

Date: 17.03.26 Drawn: D.A.

Scale: 1 : 100 Designed: N.H.

Job No.:	Drawing No.:	Rev.
2026-091-C	DD 05	3



Infrastructure Charges Notice

Planning Act 2016, section 119 & 121

Date:	27 July 2026	Contact:	Matthew Turnbull
Application Number:	DA260002	Contact number:	(07) 4030 9400
Date of Decision:	22 July 2026		

APPLICANT DETAILS

Name:	Rio Tinto Limited
Postal address:	c/- Urban Sync Pty Ltd PO Box 2970 CAIRNS QLD 4870

1. PROPERTY DESCRIPTION

Street Address:	3 Kerr Point Drive, Evans Landing
Property Description:	Lot 477 MP37354

2. DEVELOPMENT APPROVAL

Development Permit for Material Change of Use for Material Change of Use for Undefined Use (Workforce Accommodation)

3. DECISION TO GIVE AN INFRASTRUCTURE CHARGES NOTICE

Pursuant to section 119 of the *Planning Act 2016*, WTA decided to give an Infrastructure Charges Notice relevant to the development based on the developments increased demand on trunk infrastructure.

4. INFRASTRUCTURE CHARGE

The charge is levied pursuant to the *Weipa Town Authority Charges Resolution (No.2) 2023*. The details and breakdown of the charge are outlined below:

Adopted Charges Development Description	Charge	Unit of measure	No. of suite	Total
Accommodation (Short Term) 3 or more bedroom suite	\$7,769.95 per suite	Per suite	65 suites (each suite comprises of four bedrooms)	\$505,046.75

CREDIT CALCULATION

As the site is currently improved by commercial building. The vacant land credit does not apply.

Total charge:	\$505,046.75 This charge may be indexed in line with Consumer Price Index on an annual basis.
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That subject to an Infrastructure Agreement Weipa Town Authority may defer or reduce the infrastructure charges taking into consideration the required upgrades to trunk water and sewerage infrastructure, roadworks fronting the site and structures to be retained following cessation of the approved use.

5. PAYMENT DETAILS

The charge must be paid:	Prior to the change of use for occurring.
Payment options:	Payment of the infrastructure charge can be made: IN PERSON - At Weipa Town Authority's Customer Service Centre at Hibberd Drive. TELEPHONE - Call (07) 4030 9400 to pay via MasterCard or Visa. MAIL - Post a cheque payable to 'Weipa Town Authority and send to PO Box 420 Weipa QLD 4874.

6. LAPSING OF INFRASTRUCTURE CHARGES NOTICE

This infrastructure charges notice lapses if the development approval to which it pertains ceases to have effect in accordance with section 71 and 119 (11) of the *Planning Act 2016*.

7. APPEAL RIGHTS

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about an infrastructure charges notice are set out in chapter 6, part 1 of the *Planning Act 2016* and an extract is provided in Attachment 1. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

8. ASSESSMENT MANAGER

Tobias Rissman Superintendent	Signature 
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ATTACHMENT 1

APPEAL RIGHTS

(Planning Act 2016 & Planning Regulation 2017)

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