



WEIPA
TOWN AUTHORITY

WTA Members General Meeting

AGENDA

Held at the Council Chambers, WTA Office
On Wednesday 22 July 2026
at 9:00 am

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GENERAL MEETING

Agenda

Wednesday 22 July 2026

ATTENDANCE

Present and History

- Members

...

- History

	January		February		March		April			May			June		
	W	M	W	M	W	M	W	*S	M	W	M	*	W	M	*S
	28	28	11	25	11	11	01	15	29	13	27	09	10	24	30
Jaime Gane	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Trent Gordon	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Malcolm Slack	P	P	P	A	P	P	P	A	P	P	P	A	P	A	P
Tacita De Tournouer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Jackie Malacoola	A	A	A	A	A	A	A	P	P	A	P	A	P	A	A
Tim Ryan	Ap	Ap	P	P	P	P	P	P	P	A	P	P	P	P	P
Nick Preece	P	P	Ap	Ap	P	P	P	A	P	P	P	A	P	P	A

- Guests

NIL

- WTA Staff

...

Not Present

- Absent

...

- Apology

...

- Approved absence

Nick Preece

OPEN MEETING

The General Meeting opened at <time> am/pm.

Traditional Owners Acknowledgment

We begin today by acknowledging the Alngith people, Traditional Custodians of the land on which we meet today and pay our respects to Elders both past and present. We thank the First Australians for generations of careful custodianship of the land on which we live, work and play.

1. MINUTES

1.1. General Meeting – June

The June WTA Members General Meeting took place on Wednesday 17 June 2026 at 9:10 am. The minutes are attached as Appendix 1.

To discuss this motion, can we have a mover and a seconder.

Moved:
Seconded:

Recommendation

It is recommended the WTA Members adopt the minutes of the General Meeting on 17 June 2026 as a true and accurate record.

Resolution 2607-1

Affirmative:

Negative:

CARRIED / DENIED / DEFERRED / INVALID

1.2. Special Meeting – June

A WTA Members Special Meeting took place on Tuesday 30 June 2026 at 3:08 pm. The minutes are attached as Appendix 2.

To discuss this motion, can we have a mover and a seconder.

Moved:
Seconded:

Recommendation

It is recommended the WTA Members adopt the minutes of the Special Meeting on 30 June 2026 as a true and accurate record.

Resolution 2607-2

Affirmative:

Negative:

CARRIED / DENIED / DEFERRED / INVALID

2. ITEMS FOR CONSIDERATION

2.1. Bereavement and Condolences

A minute of silence may be observed out of respect for community members who have recently passed away.

TBD

2.2. Conflict of Interest

WTA Members are asked to consider any Material Personal Interest (MPI) or Conflict of Interest (COI) issues that may arise due to items listed on the agenda.

TBD

2.3. Travel Applications

WTA Members are asked to consider any travel plans so that all travel and reimbursements can be pre-approved by WTA (Pol-014 Member Expenses Reimbursement Policy).

NIL

2.4. Acknowledgement of Absence Applications

WTA Members are required to have all absences pre-approved by WTA resolution (POL-010 Member Remuneration Policy).

NIL

2.5. Community Engagement

WTA Members are asked to consider what community engagement activities are needed or what has occurred.

i) Planning – WTA Sunset Markets – 1 August 2026

WTA will be hosting the Sunset Markets on Saturday 1 August. WTA Members are expected to attend this event.

Action: ... to attend.

3. CORRESPONDENCES

3.1. Correspondence

i) IN – Minister for Primary Industries – Strengthen Biosecurity System – READ

A letter from Minister of Primary Industries regarding actions taken from the State biosecurity commitment is attached as Appendix 3.1.

4. REPORTS

4.1. Chair Report

Jaime Gane to present the Chair's report.

4.2. Superintendent Report

Tobias Rissman to present the Superintendent's Report.

5. NOTICE OF MOTIONS

5.1. Corporate Services

i) Monthly Financial Report – June

A financial report was prepared capturing the financial performance of WTA for the month of June. This report is attached as Appendix 4.

To discuss this motion, can we have a mover and a seconder.

Moved:	
Seconded:	

Tobias Rissman to present the June WTA Financial Report.

Recommendation

It is recommended the WTA Members accept the monthly financial report for June 2026.

Resolution 2607-3

Affirmative:

Negative:

CARRIED / DENIED / DEFERRED / INVALID**ii) Corporate Plan 2026-30**

The Corporate Plan 2026-30 has been developed in consultation with the community and WTA Members. The Plan has been reviewed by relevant parties.

The plan is attached as Appendix 5.

To discuss this motion, can we have a mover and a seconder.

Moved:**Seconded:**

Tobias Rissman and Nicky Perriman to present the plan.

Recommendation

It is recommended the WTA Members <resolution>.

Resolution 2607-4

Affirmative:

Negative:

CARRIED / DENIED / DEFERRED / INVALID

iii) Operational Plan 2025/26 – Quarter 4 Review

Each quarter, WTA reports on the progress made through the Operational Plan for the year. The Operational Plan has been reviewed to develop the Quarter 4 report. The Quarter 4 report encompasses actions from 1 July 2025 to 30 June 2026.

To discuss this motion, can we have a mover and a seconder.

Moved:
Seconded:

Tobias Rissman to present the review of the Operational Plan 2025/26.

Recommendation

It is recommended the WTA Members accept the WTA Operational Plan 2025/26 Quarter 4 Report.

Resolution 2607-5

Affirmative:

Negative:

CARRIED / DENIED / DEFERRED / INVALID

5.2. Public Works

i) Development Application - Material Change of Use – 3 Kerr Point Drive Evans Landing

Rio Tinto Limited is seeking a development approval for a Material Change of Use to establish a 260-room temporary workforce accommodation facility on part of the lot owned by Malaruch Aboriginal Corporation fronting Kamenjarin Drive, Evans Landing.

The decision notice and reports are attached as Appendix 6.

To discuss this motion, can we have a mover and a seconder.

Moved:
Seconded:

The proposed facility located in the western portion of the site will comprise of transportable modules for accommodation and separate modules for laundry, storage and associated facilities. The modules are proposed to be sited in a regular grid configuration accessed via covered pedestrian walkways. 65 onsite carparking spaces are proposed. The facility is proposed to be temporary up to the end of 2032, with possible extension.

A condition of approval will require a traffic impact assessment addressing the safety and efficiency of the road and access to the site, likely carparking demand and required upgrades to Kamenjarin Drive.

A condition of approval will require a water and sewerage reticulation analysis.

In accordance with the Weipa Town Authority Infrastructure Charges Resolution (No.2) 2023, the applicable infrastructure charge for the development is calculated at \$505,046.75. Rio Tinto is seeking to negotiate the charges with Weipa Town Authority seeking a reduction in the infrastructure charges due to temporary nature of the development, and off-set the cost of any required upgrades to Kamenjarin Drive and upgrades to the water and sewerage infrastructure. The extent of discounts could form part of an infrastructure agreement based on the recommendations from the required water and sewerage analysis and the traffic impact assessment. It is recommended the agreement consider charges applicable for any buildings retained on site for future alternative use.

Tobias Rissman to discuss.

Recommendation

It is recommended the WTA Members approve:

- 1. the development application for a Development Permit for a Material Change of Use for Workforce Accommodation (undefined use) to be located on land at 3 Kerr Point Drive, Evans Landing formally described as Lot 477 MP37354, subject to the conditions listed in the decision report;*
- 2. the issue an Infrastructure Charges Notice for the amount of \$505,046.75 in relation to the development application for a Development Permit for Material Change of Use for Workforce Accommodation (undefined use) on land located at 3 Kerr Point Drive, Evans Landing, formally described as Lot 477 MP37354; and*
- 3. subject to an Infrastructure Agreement, the possible deferral or reduction of 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.*

Resolution 2607-6

Affirmative:

Negative:

CARRIED / DENIED / DEFERRED / INVALID

5.3. Other

i) Weipa Fishing Classic Show Public Holiday 2027

Each year, WTA must nominate a Special Public Holiday date to the Office of Industrial Relations as per the Holiday's Act 1983. WTA uses the Weipa Fishing Classic event as Weipa's special public holiday (in lieu of a show holiday). WTA requests Weipa Fishing Classic nominates the dates of their next event so the public holiday can align.

To discuss this motion, can we have a mover and a seconder.

Moved:
Seconded:

Weipa Fishing Classic have nominated 4-6 June 2027 for the 2027 Fishing Classic Event. The respective public holiday would be on Monday the 7th of June 2027.

Recommendation

It is recommended the WTA Members approve for the Weipa Fishing Classic Public Holiday (nominated Special Holiday) to be the Monday (7 June 2027) directly following the Weipa Fishing Classic 2027 event.

Resolution 2607-7

Affirmative:

Negative:

CARRIED / DENIED / DEFERRED / INVALID

6. URGENT MATTERS

6.1. Motions

NIL

6.2. Notices

NIL

7. MEETING SCHEDULE AND TRAINING

7.1. Training and Conferences

- Joint Standing Committee on Northern Australia inquiry on Emerging Industries in Northern Australia
- Local Government Association of Queensland (LGAQ) Annual Conference – 19-21 October 2026

7.2. Workshops

- 13 August 2026 – 9:00 am
- 10 September 2026 – 9:00 am
- 14 October 2026 – 10:30 am
- 11 November 2026 – 10:30 am
- 9 December 2026 – After General Meeting

7.3. General Meetings

- 26 August 2026 – 9:00 am
- 16 September 2026 – 9:00 am
- 28 October 2026 – 9:00 am
- 25 November 2026 – 9:00 am
- 9 December 2026 – 10:30 am

7.4. Date Claimer

- WTA Sunset Markets – 1 August 2026
- Weipa Rodeo – 21-22 August 2026
- WTA Sunset Markets – 5 September 2026
- WTA Disaster EXPO – 10 October 2026
- WTA Christmas Markets – 19 November 2026
- WTA Christmas Tree Lighting – 1 December 2026

MEETING CLOSE

The General Meeting closed at <time am/pm>.

ENDORSEMENT

These Minutes were confirmed on the <dd> day of <mmmm, yyyy>.

The Members listed as present in these Minutes for <month> are considered eligible for the Meeting Fee.

Weipa Town Authority Chairperson

Superintendent Weipa Township



WEIPA
TOWN AUTHORITY

WTA Members General Meeting

DRAFT MINUTES

Held at the Council Chambers, WTA Office
On Wednesday 17 June 2026
at 9:00 am

GENERAL MEETING

Draft Minutes

Wednesday 17 June 2026

ATTENDANCE

Present and History

• Members

Jaime Gane
Tacita de Tournouer
Trent Gordon – Via Teams

Nick Preece
Tim Ryan

• History

1/07/2025			July			August			September			October			November			December			January			February			March			April				May			June		
	W	M	W	*	M	W	M	W	M	W	M	W	M	W	M	W	M	W	M	W	M	W	M	W	M	W	*S	M	W	M	*	W	M						
	16	30	13	19	27	17	17	08	29	26	26	10	10	28	28	11	25	11	11	01	15	29	13	27	09	10	24												
Jaime Gane	P	AA	AA	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Trent Gordon	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Malcolm Slack																																							
Tacita De Tournouer				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Jackie Malacoola	A	A	P	A	A	P	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	A	P	A	P	A	P						
Tim Ryan	Ap	P	Ap	P	Ap	P	P	P	Ap	P	P	P	P	Ap	Ap	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Nick Preece	P	P	P	P	Ap	Ap	Ap	A	Ap	Ap	Ap	P	P	P	P	Ap	Ap	P	P	P	A	A	P	P	P	A	P	P	P	A	P	A	P						

• Guests

NIL

• WTA Staff

Tobias Rissman – Superintendent Weipa Township
Nicky Perriman – Supervisor Corporate Services
Renee Williams – Supervisor Community Services
Lauren Hughes – Supervisor Sports and Recreation
Kai-ishya Thompson – Governance and Grants Officer
Daniela Ramirez – Senior Finance Advisor, Rio Tinto

Not Present

• Absent

Jackie Malacoola
Malcolm Slack

• Apology

NIL

• Approved absence

NIL

OPEN MEETING

The General Meeting opened at 9:10 am.

Traditional Owners Acknowledgment

We begin today by acknowledging the Alngith people, Traditional Custodians of the land on which we meet today and pay our respects to Elders both past and present. We thank the First Australians for generations of careful custodianship of the land on which we live, work and play.

1. MINUTES

1.1. General Meeting – May

The May WTA Members General Meeting took place on 27th of May 2026 at 9:01 am.

The minutes were attached as Appendix 1.

Moved:	Jaime Gane
Seconded:	Tacita de Tournouer

Resolution 2606-1

Affirmative: 4

Negative: 0

the WTA Members adopt the minutes of the General Meeting on the 27th of May 2026 as a true and accurate record

CARRIED

The Members carried the motion with no comments.

2. ITEMS FOR CONSIDERATION

2.1. Bereavement and condolences

A minute of silence may be observed out of respect for community members who have recently passed away.

No passings were noted from within or surrounding communities.

2.2. Conflict of interest

WTA Members are asked to consider any Material Personal Interest (MPI) or Conflict of Interest (COI) issues that may arise due to items listed on the agenda.

No conflicts of interest were noted.

2.3. Travel Applications

WTA Members are asked to consider any travel plans so that all travel and reimbursements can be pre-approved by WTA (Pol-014 Member Expenses Reimbursement Policy).

No travel applications were noted.

2.4. Acknowledgement of Absence - Applications

WTA Members are required to have all absences pre-approved by WTA resolution (POL-010 Member Remuneration Policy).

i) Jaime Gane – Training Absence

An absence request was submitted by Jaime Gane on 2nd June 2026 for a week due to the attendance at training. Jaime will miss 1 meeting. The absence acknowledgement request was submitted with prior notice.

Jaime will be intermittently contactable during this period. Jaime to provide more information where required and relevant.

Moved:	Tacita de Tournouer
Seconded:	Nick Preece

Resolution 2606-2

Affirmative: 4

Negative: 0

The WTA Members approve for Jaime Gane to be absent from 13th July to 17th July 2026. Trent Gordon will act as Chairperson, where required, during this period.

CARRIED

2.5. Community Engagement

WTA Members are asked to consider what community engagement activities are needed or what has occurred.

i) Reflection – Western Cape Council Meeting

WTA hosted a Western Cape Council Meeting on Wednesday the 10th of June. WTA Members attended this.

Members noted the attendance and general discussion of the meeting. Members remarked on the usefulness with assisting and insights provided by the Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism (DATSIP).

~ Tim Ryan arrived at 9:10 am ~

3. CORRESPONDENCES

3.1. Correspondence

i) IN – Office of Liquor and Gaming Regulation - Weipa Bowls Club Extension of Sale of Alcohol Hours – READ

A letter from the Office of Liquor and Gaming Regulation, regarding Weipa Bowls Club's request to extend the hours the entity can sell alcohol to include from 8:30 am on weekends with the sale of breakfast, is attached as Appendix 2.1.

The Members noted the letter with minimal comments. The Members have no concerns with the request and will not be submitted a response.

4. REPORTS

4.1. Superintendent Report

Tobias Rissman presented the Superintendent's Report.

The Members noted the report with minimal comments.

4.2. Chair Report

Jaime Gane presented the Chair's report.

The Members noted the Chair report with no comments.

5. NOTICE OF MOTIONS

5.1. Corporate Services

i) Monthly Financial Report – May

A financial report was prepared capturing the financial performance of WTA for the month of May. This report was attached as Appendix 3.

Moved:	Jaime Gane
Seconded:	Tacita de Tournouer

Tobias Rissman presented the May WTA Financial Report.

Resolution 2606-3

Affirmative: 5

Negative: 0

The WTA Members accept the monthly financial report for May 2026.

CARRIED

The Members carried the motion with minimal comments.

ii) Operational Plan 2026/27

WTA has prepared the Operational Plan for 2026/27, capturing the key tasks for the financial year through general operations, with some carrying over 2 years. These tasks are aligned to the fundamental pillars specified in the Corporate Plan 2026-30.

The plan was attached as Appendix 4.

Moved:	Trent Gordon
Seconded:	Jaime Gane

Tobias Rissman presented the Operational Plan 2026/27.

Resolution 2606-4

Affirmative: 5

Negative: 0

The WTA Members approve the WTA Operational Plan 2026/27 as presented.

CARRIED

The Members carried the motion with minimal comments.

iii) Operational Budget 2026/27

WTA has prepared the Operational Budget for 2026/27, in line with the Operational Plan 2026/27.

The budget was attached as Appendix 5.

Moved:	Jaime Gane
Seconded:	Tacita de Tournouer

Tobias Rissman presented the Operational Budget 2026/27.

Resolution 2606-5

Affirmative: 5

Negative: 0

the WTA Members approve the WTA Operational Budget 2026/27 as presented.

CARRIED

The Members carried the motion with minimal comments.

iv) Capital Projects Plan 2026/27

WTA has prepared the Capital Projects Plan for 2026/27, taking into account the current ongoing projects.

The plan was attached as Appendix 6.

Moved:	Tim Ryan
Seconded:	Nick Preece

Tobias Rissman presented the Capital Projects Plan 2026/27.

Resolution 2606-6

Affirmative: 5

Negative: 0

the WTA Members approve the Capital Projects Plan for 2026/27 as presented.

CARRIED

The Members carried the motion with minimal comments.

v) POL-009 Fees and Charges Schedule

WTA has prepared the Fees and Charges for 2026/27, in line with the Operational Plan and Operational Budget for 2026/27.

The policy was attached as Appendix 7.

Moved:	Jaime Gane
Seconded:	Tacita de Tournouer

Tobias Rissman presented POL-009 WTA Fees and Charges Schedule for 2026/27.

Resolution 2606-7

Affirmative: 5

Negative: 0

The WTA Members adopt the revised POL-009 WTA Fees and Charges Schedule for 2026/27 as presented, effective 1 July 2026.

CARRIED

The Members carried the motion with minimal comments.

vi) POL-011 Revenue Statement

Each year WTA reviews POL-011 Revenue Statement to align with the practices of Local Governments in accordance with *Local Government Act 2009* (Qld) and *Local Government Regulation 2012* (Qld).

POL-011 outlines the rating categories and levies for general rates and utilities.

The policy was attached as Appendix 8.

Moved:	Jaime Gane
Seconded:	Trent Gordon

Tobias Rissman presented POL-011 Revenue Statement.

Resolution 2606-8	
Affirmative: 5	Negative: 0
The WTA Members adopt the revised POL-011 Revenue Statement 2026/27, effective 1 July 2026.	
CARRIED	

The Members carried the motion with minimal comments.

vii) POL-012 Revenue Policy

Each year WTA reviews POL-012 Revenue Policy to align with the practices of Local Governments in accordance with *Local Government Act 2009* (Qld) and *Local Government Regulation 2012* (Qld).

POL-012 outlines the principles used by WTA in the process of raising revenue through rates.

The policy was attached as Appendix 9.

Moved:	Tim Ryan
Seconded:	Jaime Gane

Tobias Rissman presented POL-012 Revenue Policy.

Resolution 2606-9	
Affirmative: 5	Negative: 0
The WTA Members adopt the revised POL-012 Revenue Policy 2026/27, effective 1 July 2026.	
CARRIED	

The Members carried the motion with minimal comments.

viii) POL-013 Rates Based Financial Assistance for Charitable Organisations Policy

Each year WTA reviews POL-013 Rates Based Financial Assistance for Charitable Organisations Policy to align with the practices of Local Governments in accordance with *Local Government Act 2009* (Qld) and *Local Government Regulation 2012* (Qld).

POL-013 allows WTA to consider waiving general rates (not utilities) to not-for-profit community-based organisations from recreation, sporting and community groups.

The policy was attached as Appendix 10.

Moved:	Nick Preece
Seconded:	Trent Gordon

Tobias Rissman presented POL-013 Rates Based Financial Assistance for Charitable Organisations Policy.

Resolution 2606-10

Affirmative: 5

Negative: 0

The WTA Members adopt the revised POL-013 Rates Based Financial Assistance for Charitable Organisations Policy as presented, effective 1 July 2026.

CARRIED

The Members carried the motion with minimal comments.

ix) POL-028 Rates Recovery Policy

Each year WTA reviews POL-028 Rates Recovery Policy to align with the practices of Local Governments in accordance with *Local Government Act 2009* (Qld) and *Local Government Regulation 2012* (Qld).

POL-028 outlines the recovery process WTA can take to recover outstanding rates.

The policy was attached as Appendix 11.

Moved:	Jaime Gane
Seconded:	Tim Ryan

Tobias Rissman presented POL-028 Rates Recovery Policy.

Resolution 2606-11

Affirmative: 5

Negative: 0

The WTA Members adopt the revised POL-028 Rates Recovery Policy, effective 1 July 2026.

CARRIED

The Members carried the motion with minimal comments.

5.2. Planning and Works

i) Development Assessment and Compliance Fees 2026/27

WTA has prepared the Development Assessment and Compliance Fees for 2026/27.

The schedule was attached as Appendix 12.

Moved:	Jaime Gane
Seconded:	Nick Preece

Tobias Rissman presented the report and fielded questions.

Resolution 2606-12

Affirmative: 5

Negative: 0

The WTA Members adopt the revised Development Assessment and Compliance Fees for 2026/27 as presented, effective 1 July 2026.

CARRIED

The Members carried the motion with minimal comments.

ii) Risk Register Review

WTA completes a yearly review of the Risk Register. Members discussed the review of the risk register in the May Workshop.

The register was attached as Appendix 13.

Moved:	Jaime Gane
Seconded:	Tacita de Tournouer

Tobias Rissman presented the register and fielded questions.

Resolution 2606-13

Affirmative: 5

Negative: 0

The WTA Members note the review of the Risk Register.

CARRIED

The Members carried the motion with minimal comments.

5.3. Community Services

NIL

5.4. Sports and Recreation

NIL

5.5. Other

i) WTA and TCICA

WTA has been a member of the Torres Cape Indigenous Council Alliance (TCICA). WTA would like to cease their membership with TCICA.

Moved:	Jaime Gane
Seconded:	Nick Preece

Tobias Rissman and Jaime Gane presented relevant information.

Resolution 2606-14

Affirmative: 5

Negative: 0

The WTA Members support the cessation of membership with TCICA.

CARRIED

The Members carried the motion with minimal comments.

6. URGENT MATTERS

6.1. Motions

NIL

6.2. Notices

NIL

7. MEETING SCHEDULE AND TRAINING

7.1. Training and Conferences

- Joint Standing Committee on Northern Australia inquiry on Emerging Industries in Northern Australia – Sometime in May to June - Weipa
- Local Government Association of Queensland (LGAQ) Annual Conference – 19-21 October 2026 - Cairns

7.2. Workshops

- 16 July 2026 – 9:00 am
- 13 August 2026 – 9:00 am
- 10 September 2026 – 9:00 am
- 14 October 2026 – 10:30 am

- 11 November 2026 – 10:30 am
- 9 December 2026 – After General Meeting

7.3. General Meetings

- 22 July 2026 – 9:00 am
- 26 August 2026 – 9:00 am
- 16 September 2026 – 9:00 am
- 28 October 2026 – 9:00 am
- 25 November 2026 – 9:00 am
- 9 December 2026 – 10:30 am

7.4. Date Claimer

- WTA Sunset Markets – 1 August 2026
- Weipa Rodeo – 21-22 August 2026
- WTA Sunset Markets – 5 September 2026
- WTA Disaster EXPO – 10 October 2026
- WTA Christmas Markets – 19 November 2026
- WTA Christmas Tree Lighting – 1 December 2026

MEETING CLOSE

The General Meeting closed at 10:24 am.

ENDORSEMENT

These Minutes were confirmed on the <dd> day of <mmmm, yyyy>.

The Members listed as present in these Minutes for <month> are considered eligible for the Meeting Fee.

Weipa Town Authority Chairperson

Superintendent Weipa Township



WEIPA
TOWN AUTHORITY

WTA Members Special Meeting

DRAFT MINUTES

Held at the Council Chambers, WTA Office
On Tuesday 30 June 2026
at 3:00 pm

SPECIAL MEETING

Draft Minutes

Wednesday 30 June 2026

ATTENDANCE

Present and History

• Members

Malcolm Slack

Trent Gordon – Via Teams

Tacita de Tournouer – Via
Teams

Tim Ryan – Via Teams

Jaime Gane – Via Teams

• History

	July		August			September		October		November		December		January		February		March		April			May		June		
	W	M	W	*	M	W	M	W	M	W	M	W	M	W	M	W	M	W	M	W	*S	M	W	M	*	W	M
	16	30	13	19	27	17	17	08	29	26	26	10	10	28	28	11	25	11	11	01	15	29	13	27	09	10	24
Jaime Gane	P	AA	AA	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Trent Gordon	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Malcolm Slack														P	P	P	A	P	P	P	A	P	P	P	A	P	A
Tacita De Tournouer				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Jackie Malacoola	A	A	P	A	A	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	P	P	A	P	A	P	A
Tim Ryan	Ap	P	Ap	P	Ap	P	P	P	Ap	P	P	P	P	Ap	Ap	P	P	P	P	P	P	P	P	P	P	P	P
Nick Preece	P	P	P	P	Ap	Ap	Ap	A	Ap	Ap	Ap	P	P	P	P	Ap	Ap	P	P	P	A	P	P	P	A	P	P

• Guests

NIL

• WTA Staff

Tobias Rissman – Superintendent Weipa Township

Kai-ishya Thompson – Governance and Grants Officer

Not Present

• Absent

Jackie Malacoola

• Apology

NIL

• Approved absence

Nick Preece

OPEN MEETING

The Special Meeting opened at 3:08 pm.

Traditional Owners Acknowledgment

We begin today by acknowledging the Alngith people, Traditional Custodians of the land on which we meet today and pay our respects to Elders both past and present. We thank the First Australians for generations of careful custodianship of the land on which we live, work and play.

1. ITEMS FOR CONSIDERATION

1.1. Conflict of interest

WTA Members are asked to consider any Material Personal Interest (MPI) or Conflict of Interest (COI) issues that may arise due to items listed on the agenda.

Tim Ryan noted a conflict of interest regarding the Minor Change of Use application for 2 Tom Morrison Drive. Tim abstained from voting and engaging in the discussion for the motion.

2. MOTIONS

2.1. Development Application – Minor Change to Development Permit

A Development Permit was approved for 2 Tim Morrison Drive, Rocky Point on 25 February 2022. A minor change application was approved on 7 November 2025. A subsequent minor change application has been made to amend the approved plans and update the Infrastructure Charges Notice.

The decision notice and reports were attached as Appendix 1.

Moved:	Jaime Gane
Seconded:	Tacita de Tournouer

Tobias Rissman discussed the Minor Change of Use application.

Resolution SP2606-1

Affirmative: 4

Negative: 0

The WTA Members support the Minor Change to Development Permit for Material Change of Use of 2 Tom Morrison Drive, Rocky Point, formally known as Lot 2 on SP183867, subject to the conditions specified in the decision notice.

CARRIED

The Members carried the motion with minimal comments.

3. MEETING SCHEDULE AND TRAINING

3.1. Training and Conferences

- Joint Standing Committee on Northern Australia inquiry on Emerging Industries in Northern Australia – Sometime?
- Local Government Association of Queensland (LGAQ) Annual Conference – 19-21 October 2026

3.2. Workshops

- 16 July 2026 – 9:00 am
- 13 August 2026 – 9:00 am
- 10 September 2026 – 9:00 am
- 14 October 2026 – 10:30 am
- 11 November 2026 – 10:30 am
- 9 December 2026 – After General Meeting

3.3. General Meetings

- 27 May 2026 – 9:00 am
- 17 June 2026 – 9:00 am
- 22 July 2026 – 9:00 am
- 26 August 2026 – 9:00 am
- 16 September 2026 – 9:00 am
- 28 October 2026 – 9:00 am
- 18 November 2026 – 9:00 am
- 9 December 2026 – 10:30 am

3.4. Date Claimer

- WTA Sunset Markets – 1 August 2026
- Weipa Rodeo – August 2026
- WTA Sunset Markets – 5 September 2026
- WTA Disaster EXPO – 10 October 2026
- WTA Christmas Markets – 19 November 2026
- WTA Christmas Tree Lighting – 1 December 2026

MEETING CLOSE

The General Meeting closed at 3:18 pm.

ENDORSEMENT

These Minutes were confirmed on the <dd> day of <mmmm, yyyy>.

The Members listed as present in these Minutes for <month> are considered eligible for the Meeting Fee.

Weipa Town Authority Chairperson

Superintendent Weipa Township

The Hon Tony Perrett MP
Minister for Primary Industries

DELIVERING
FOR QUEENSLAND



Queensland
Government

Our ref: CTS 12941/26

1 William Street Brisbane 4000
GPO Box 46 Brisbane
Queensland 4001 Australia
Telephone +61 7 3719 7530
Email primaryindustries@ministerial.qld.gov.au

9 JUL 2026

Ms Jaime Gane
Chairperson
Weipa Town Authority
admin@weipatownauthority.com.au

Jaime,
Dear Ms Gane

As you may be aware, the Crisafulli Government made several election commitments aimed at strengthening Queensland's biosecurity system, including a significant commitment of \$60.9 million in new funding for Biosecurity Queensland to support employing 100 additional frontline biosecurity officers and the review of the decision by the former Labor Government to close the Cape York Biosecurity Centre at Coen.

I am pleased to share an update on the progress of these commitments.

The Department of Primary Industries (DPI) has completed phase one of recruitment; employing 55 new regional Biosecurity Officers, 25 of which are in North Queensland.

Tomorrow I will be making an announcement regarding the review of the decision to close the Cape York Biosecurity Centre at Coen and the Crisafulli Government's commitment to strengthen biosecurity in North Queensland and reinstate our northern line of biosecurity defence.

I am pleased to advise DPI will be reopening the Cape York Biosecurity Centre at Coen and will establish a new Biosecurity Queensland and Queensland Boating and Fisheries Patrol (QBFP) office between Coen and Cooktown. This new joint operations centre will employ two new Biosecurity Queensland officers and two new QBFP officers.

In addition to this, a further two new Biosecurity Queensland officers will be established in Weipa and two more in Karumba to complement the five existing QBFP officers at these locations.

Further, DPI has also committed to improving its planning, reporting and communication activities to improve oversight, transparency, and effectiveness in responding to biosecurity risks.

The delivery of these election commitments will significantly increase Biosecurity Queensland's capacity and foster closer working relationships with local government. Importantly, we will deliver upon requests from key industry groups for additional resources in regional Queensland to provide support in addressing local biosecurity issues.

If your office requires further information, they may contact my Chief of Staff, Mr Matt Jensen, on 07 3719 7530.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Perrett', is positioned above the printed name.

TONY PERRETT MP
Minister for Primary Industries
Member for Gympie



Weipa Town Authority

CORPORATE PLAN

2026–2030

INTRODUCTION FROM THE CHAIR



The Weipa Town Authority Corporate Plan 2026–2030 marks a new chapter for the community, building on the solid foundations established under the 2020–2025 Corporate Plan.

Over the past five years, we have worked consistently to strengthen essential services, improve community infrastructure, support local wellbeing, and manage our assets responsibly. These efforts, undertaken in partnership with residents, Traditional Owners, government agencies and industry, have helped position Weipa as a resilient and connected community which is the hub of the region.

As the 2020–2025 plan draws to a close, it is important to acknowledge the progress made during that period. Significant infrastructure projects like the Weipa Aquatic and Sports Precinct, Splash pad at the pool, walking and cycle network upgrades including the installation of solar lighting and the Hospital pathway connection were completed, and the upgrade to the Youth Precinct began.

It is also important to acknowledge those who came before us. Former Chair Michael Rowland and elected members Stretch Noonan and Dave Donald retired from their roles, resulting in the election of three new members at the 2024 local government elections. Their arrival has brought fresh ideas and perspectives to the table. We sincerely thank Michael, Stretch and Dave for their commitment, dedication and service to our community, and we look forward to building on the strong foundation they helped create.

Just as important as acknowledging our achievements, is reflecting on the lessons learned over this time, which has informed a more focused and strategic approach to planning, one that recognises both the aspirations of the community and the practical remit of the Weipa Town Authority.

The Corporate Plan 2026–2030 sets out a clear and achievable vision for the next five years. It reflects the community’s desire for a safe, liveable and inclusive town, supported by well maintained infrastructure, reliable services and thoughtful planning. This plan is deliberately grounded in what the Weipa Town Authority can control and influence: the management of community assets, the delivery of services, sound financial and governance practices, advocacy and engagement, and collaboration with partners to support positive outcomes for Weipa.

While broader regional, economic and social factors will continue to influence the town’s future, this plan focuses on the actions the WTA can deliver within its physical boundary, legislative framework and available resources.

In the following pages you will find a plan that has been informed by the community, which acts as both a commitment and a guide. It commits the Weipa Town Authority to building on past achievements, listening to the community, and delivering practical outcomes that enhance everyday life in Weipa. At the same time, it provides a clear roadmap to ensure decisions made over the next five years are aligned, transparent and focused on creating lasting value for the community.

I am excited for what the next 5 years will bring, and look forward to working alongside my fellow members, our staff and the community to deliver this plan and continue shaping a strong, sustainable and vibrant future for Weipa.

Jaime Gane

**Chair,
Weipa Town Authority**

OUR OPPORTUNITY OUR FUTURE OUR POTENTIAL

Weipa is a vibrant and dynamic coastal community located on Albatross Bay on the west coast of Cape York Peninsula, in the Gulf of Carpentaria.

The township sits around 200km south of Australia's northern tip and about 800km north west of Cairns. Weipa contains all the facilities and conveniences of modern living plus more. Weipa has a vibrant business community and a jam packed annual community event calendar. Weipa is the socio-economic hub for the Western Cape. The region has well educated and highly skilled professionals working across diverse industries – mining, health, education and civil construction.

Rich in both natural beauty and cultural heritage, this region of the western Cape York Peninsula features stunning beaches, unspoilt wilderness and unrivalled fishing making Weipa the ideal base to explore the Cape's many attractions. It is home to several different Traditional Owner groups, each contributing to the unique diversity of the area.

The Weipa region is extremely rich in bauxite, with much of the surrounding land around the township leased to the mining company Rio Tinto. Rio Tinto Weipa is a major contributor to the regional economy, making significant investments in local infrastructure.

With mining expansion on the horizon, across the region, opportunities present for new economic growth, the diversification of industry, encouragement of new markets and the need for innovation across all sectors in Cape York.

Demography

4,281

Estimated population
(ABS)

31.3

Median age
(ABS)

19.9%

Percentage of
Aboriginal and/or Torres
Strait Islander peoples.

Traditional Owners –
Anathangayth, Alngith,
Peppan, Thanakwithi
and Wathyn
(ABS)

1.0%

Unemployment rate
(ABS)

1,168

School aged children
in Weipa
(Qld Gov 2025)

Community



Total dwellings – 1233 (ABS)



Percentage of private
dwellings that are fully
owned – 10.2%

(Qld percentage is 3 times this
at 29.1%) (ABS)



Percentage of dwellings
with 3 or more
vehicles – 25.7% (ABS)



Estimated number of
registered (private)
boats – 1668 (TMR)



No of charities and
associations – 67



No of gym
memberships – 802

Infrastructure

34,375 m²

Sewer mains

571km

Peninsula
Developmental Road
(PDR)

70,810

Average annual
traffic on PDR
(TMR traffic data)

92,400

Weipa Airport –
passengers per year
(BITRE Domestic aviation activity)

18 million tonnes

Port of Weipa –
annual trade volume

\$0.8 billion

Port of Weipa –
annual trade value

236 metres

Port of Weipa –
max. berthing
(NQBP)

Society

55

Recipients of the
aged pension
(ABS)

70.6%

Persons with a post
school qualification
(ABS)

8.7%

Most common long term
health conditions – asthma &
mental health
(ABS)

15.4%

Undertake
voluntary work
(ABS)

Economy



Median total family income –
\$171K per year
(Qld median is \$105K) (ABS)



Median rent for
3 bedroom house –
\$825 per week
(Qld median is \$590 per week)
(ABS)



Number of businesses
in Weipa – 194
(ABS)

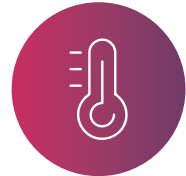


Gross Regional Product –
\$1.54 billion
(NEMA)

Climate



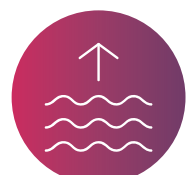
Average daily temperature
range from 31-35 degrees



Lowest average minimum
temperature of 18 degrees
in winter months
(BOM)

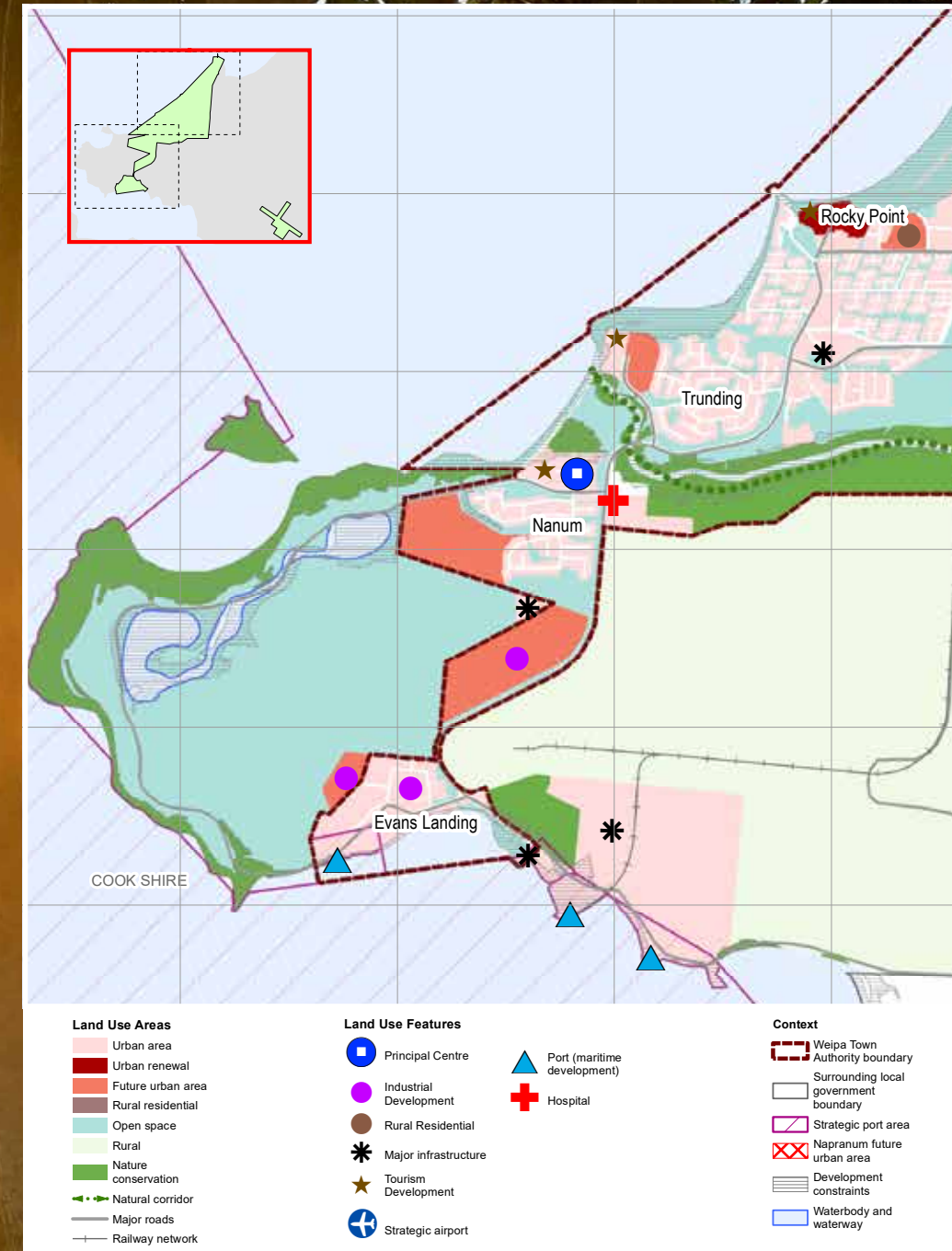


Average annual rainfall
of 1,776mm
(BOM)

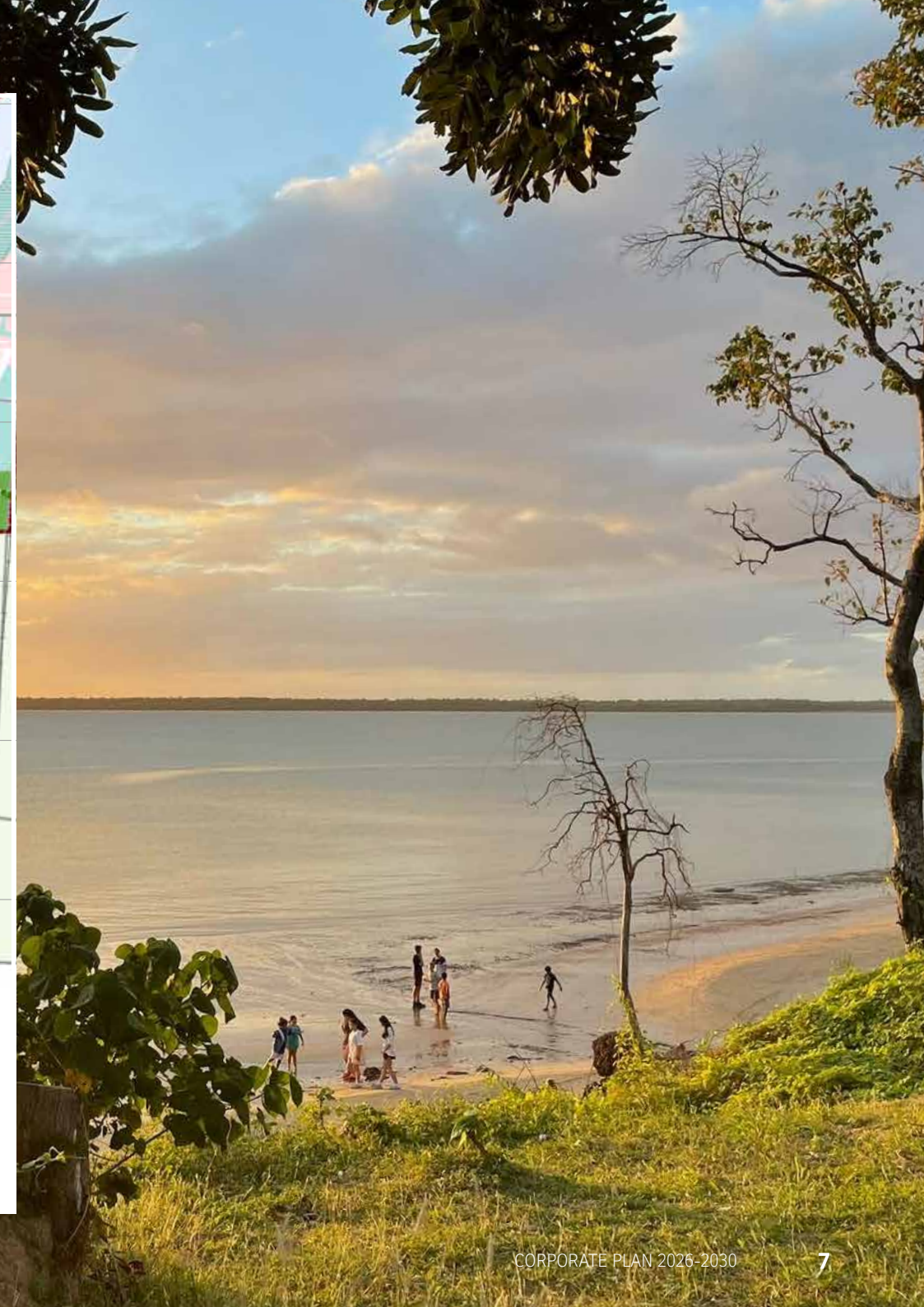


Highest Astronomical Tide
(HAT) 3.38m
(Marine Science Aus)

OUR COMMUNITY



Reference – Weipa Strategic Framework Map SFM1.1, 2018, Weipa Town Planning Scheme 2019, Weipa Town Authority, www.weipatownauthority.com.au



Thank you for helping to shape the future of our community.

Throughout 2025, WTA undertook a number of engagement activities and worked with stakeholders and community to really understand the future needs of Weipa and inform this plan. Engagement activities included:

- Animal Management Plan consultation survey September 2025
- Community leaders stakeholder session October 2025
- Walking network plan school survey August 2025
- Corporate plan community survey July 2025.

Your feedback has been invaluable, and some key themes have emerged – helping us shape a future that reflects our communities shared vision and priorities.

118 valid community survey responses were received.

The survey focused on three (3) questions –

- What should remain in Weipa for the future.
- Changes the community would like to see.
- New attractions and aesthetics that could be developed.

This is what you told us:

You wanted continued investment in sporting and community facilities and events and were interested in developing a more diversified economy through small business and tourism. You wanted to see more indigenous art and maintenance of green spaces.

Areas to improve are cost of living and access to services (such as education, medical, retail, recreational, affordable housing, marine facilities and infrastructure, and roads). You also expressed some concerns about possible trends in safety, land access and cleanliness. You are also invested in realising a sustainable and prosperous future for Weipa and want to see open and transparent decision making for the township.

The recurring themes from the survey:

What you love –
A great place to live and work, safety and freedom for families to enjoy and explore



What makes you stay –

- the natural environment
- fishing & camping
- outdoor lifestyle
- our community



Continued investment in –

- sporting/community facilities (WASP)
- events
- small business
- tourism



Advocate for better access to –

- Education
- Medical
- Recreational activities
- Affordable housing
- Land
- Retail



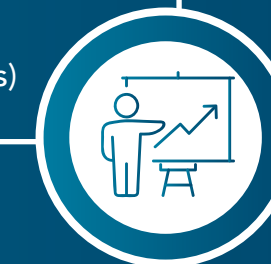
Future development possibilities –

- Indigenous art and culture
- Green spaces
- Marine infrastructure



Concerns raised –

- Cost of living
- Cleanliness of town
- Roads
- Community safety (animals, nuisances)



OUR MEMBERS

The Weipa Town Authority (WTA) has seven (7) Members:

- four (4) elected community representatives;
- an appointed traditional owner (1); and
- two (2) appointed representatives from RTA Weipa Pty Ltd.

Collectively, all these representatives are the Members of the WTA.

WTA Members are guided by the Local Government Principles in the LG Act in supporting the safety, liveability and prosperity of the local community of Weipa through:



- a. transparent and effective processes, and decision-making in the public interest;



- b. sustainable development and management of assets and infrastructure, and delivery of effective services;



- c. democratic representation, social inclusion and meaningful community engagement;



- d. good governance of, and by the WTA; and



- e. ethical and legal behaviour of WTA members and advisors.



L to R – Mal Slack, Trent Gordon, Tacita de Tournouer, Jaime Gane, Nick Preece.
Absent – Tim Ryan & Jackie Malacoola.

Our Vision



A diverse, connected and sustainable community – the hub of the Cape.

Our Mission



To deliver strong, accountable and inclusive leadership that meets the needs of the community.

We come from a place of genuine care for our community and are committed to the long-term sustainability of community and our unique lifestyle.



A Vibrant, Connected, Resilient Community

A community working together to maintain the unique Weipa spirit.

Our priorities

- Continued investment in community events and spaces.
- Construction and activation of the Rocky Point Community Youth Precinct.
- Community safety and well-being for all residents.
- Develop a strategic masterplan for Andoom Oval and the adjoining special events area.

What you love

"The community spirit. The feeling of knowing your neighbours and knowing your children are safe when they're outside."

Things we can improve

"A few more footpaths to push a pram and for kids to ride bikes on would be great."

"We want green grass in dry season, more trees planted, more colour."

– 2025 community survey

Key enablers

- Plan for, and continue to construct walk and cycle pathways which connect our community.
- Enhance the future amenity of open spaces through planting and design.
- Recognise the important role of community groups in the fabric of Weipa and provide support to ensure these groups and their community events thrive.
- Collaborating with community groups to continually develop sporting facilities, grow memberships and increase participation in sport.
- Seek philanthropic support for the continued curation of the Cape York Collection.
- Activate all areas of Northern Rocky Point into a community sporting, lifestyle and leisure precinct.

Initiatives and actions

- A vibrant and diverse community events program.
- Consistently high library patronage and broadening the reach of library programs and services, e.g. including sensory and STEAM programs.
- Fitness and recreational programs through the Weipa Aquatic and Sports Precinct (WASP).
- Provision of sporting facilities, ovals and outdoor areas for community and sporting use.
- Leading disaster preparedness and management through the Weipa Local Disaster Management Group.
- Curation and digitisation of the Cape York Collection.



A Thriving, Diverse Economy

A diverse and prosperous economy offering employment, training and lifestyle options.

Our priorities

- Enable diverse business and tourism investment through sustainable town planning and development.
- Support and advocate for the continuation and/or expansion of Weipa’s identity as a hub for government and community services.
- Promote the unique benefits and local character of Weipa as an attractive place to live and work.

What you love

“We love the community spirit, markets & to see small businesses thriving. It’s the small town lifestyle.”

Things we can improve

“Weipa needs improvement in the availability of local services to support community needs, medical, dental and mechanical services etc. Land development is also required to allow the town to grow.”

“We need to support local small businesses more and give them opportunities to grow as they are the ones who live in town, employ in town and spend their money in town.”

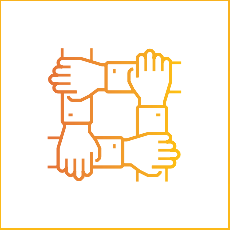
– 2025 community survey

Key enablers

- Promote Weipa through social media and the development of partnerships with key stakeholders.
- Facilitate conversation between relevant tourism service providers to enable coordinated tourism/ destination planning and attraction.
- Support the growth of local small business through procurement and planning practices.
- Enable and support the development of marine facilities, portside industries and infrastructure.
- Continue to showcase and recognise the cultural and historical heritage of Weipa and the region.

Initiatives and actions

- A review of the town planning scheme, ensuring it facilitates growth and diversity.
- Support for diverse events and programs which spotlight the unique charm of Weipa and showcase economic opportunities for the region.
- Understand the long term needs for residential, commercial and industrial land, and work with stakeholders to foster development opportunities.



Partnerships and Collaboration for Success

Partnerships and strategy to support the development and growth of the region.

Our priorities

- The development and implementation of a stakeholder engagement framework.
- The development and implementation of an advocacy plan.

What you love

“The close knit feeling. Our sense of community and commitment to our town and each other. Town events bring us closer as a community.”

Things we can improve

“It would be great to create more opportunities for Weipa and Napranum to host events together.”

“The change would be to develop the other wonderful attributes that surround the district, in particular tourism and development of its deep water port. But there are many many other options that need to be developed and promoted throughout the country.”

– 2025 community survey

Key enablers

- Identify key stakeholders and implement a regular engagement process to support cooperation and delivery of key initiatives.
- Create an advocacy plan which captures the needs of the community and seeks to build a strong and sustainable Weipa.
- Advocate for Weipa as the hub of the region, and act on opportunities for WTA to align with state and federal government to grow the region.
- Initiate discussions to enable more coordinated approaches to disaster management in the region.

Initiatives and actions

- Work with the state and federal governments to identify funding and other opportunities to support our goals.
- Maintain key partnerships with neighbouring councils and regional groups.
- Work with the state and Rio Tinto in supporting the strategic development of existing land in Weipa.
- Facilitate stakeholder discussions for the purpose of identifying opportunities for regional development.
- Foster partnerships with Government and community for effective animal management.



Building a Community for the Future

Community-centric infrastructure that creates opportunity and strengthens resilience.

Our priorities

- Precinct planning to ensure connectivity and integration of existing and future community infrastructure.
- Continue to mature asset management processes.
- Educate and support the community to retain the natural environment for long term benefit.
- Continued investment in core infrastructure maintenance and renewal.

Things we can improve

“We want to see ongoing management of the green spaces, and further utilisation of Kumrumja or similar as an outdoor cinema/venue.”

“We would like to see upgraded playgrounds, more murals or sculptures.”

“It would be great to have an ‘esplanade’ type pathway along the beachfront, and marina with restaurant, bar and villas.”

– 2025 community survey

Key enablers

- Planning/modelling for future growth to provide analysis of future needs and thereby support advocacy and guide investment.
- Consideration for first nations people and incorporating cultural practices and protocols into WTA programs, policies and services.
- Develop a risk framework to support the financial sustainability of the WTA.
- Encourage long term behavioural change for responsible pet ownership.

Initiatives and actions

- Strategic asset management to ensure community infrastructure is reliable and sustainable.
- Monitoring and maintaining asset condition (including management of boat ramps, green space/ playground facilities, sporting facilities etc).
- Responsible water leadership through water wise practices, smart irrigation and water conservation systems.
- Water and wastewater provision which meets standards of quality and management.
- Supporting the natural environment through sustainable practices and design such as solar solutions, native planting and promoting active transport (walk/cycle).



Service Excellence

Efficient, effective and professional delivery of programs and services to our community.

Our priorities

- Education of the community about WTA roles and responsibilities, and how the WTA and community can work together.
- Continual development of our people – skills, knowledge, behaviours and tools.
- Strengthen enforcement and education.
- Safe, harmonious and pet-friendly community.

Things we love

“Continue the great work with keeping the town clean and free of rubbish,”

Things we can improve

“The values of environment/nature and community are what will remain once the mining operation no longer serves to attract a portion of Weipa’s residents to the region. It would be good to try harder to preserve these values for the present and future, whilst the mine is in operation.”

“I want to feel safe to walk around with my children while walking our dog. There seems to be a lack of responsibility from dog owners in Weipa.”

– 2025 community survey

Key enablers

- Education and programs which give community ownership of the cleanliness, amenity and safety of Weipa.
- Develop high level operational performance measures, and publish for stakeholders and community.
- Activities and promotion to explain WTA roles, accomplishments and contributions.
- Risk mitigation through business continuity planning and cybersecurity.
- Increased focus on long term financial sustainability (LG Sustainability Framework).

Initiatives and actions

- Deliver best fit-for-purpose governance processes.
- Continual improvement through targeted training for both Elected Members and officers of WTA.
- Develop a positive safety culture and improve safety performance.
- Stable and responsible financial management that provides value for money to the community.
- Maintaining focus on community safety (water testing, animal management, food safety standards, administration of local laws, street lighting etc).
- The management of environmental nuisances (partnership with veterinarian services, noxious weeds, feral animals, illegal dumping etc).
- Strengthen enforcement of pet management laws to reduce public nuisances and safety risk.



WEIPA TOWN AUTHORITY

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Rocky Point
Weipa QLD 4874

PO Box 420
Weipa QLD 4874

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E: admin@weipatownauthority.com.au

W: www.weipatownauthority.com.au

Decision Report Board meeting date: 22 July 2026	TS
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DA260002 – Rio Tinto Limited c/- Urban Sync Pty Ltd – Development Permit for Material Change of Use – Undefined Use – Workforce Accommodation – 3 Kerr Point Drive, Evans Landing – Lot 477 on MP37354

Attachment A: Proposed plans of development

Attachment B: Infrastructure Charges calculations

EXECUTIVE SUMMARY

Rio Tinto Limited is seeking a development approval to establish a 260 room temporary workforce accommodation facility on part of the lot owned by Malaruch Aboriginal Corporation fronting Kamenjarin Drive, Evans Landing.

The proposed facility located in the western portion of the site will comprise of transportable modules for accommodation and separate modules for laundry, storage and associated facilities. No dining facilities are proposed. The modules are proposed to be sited in a regular grid configuration accessed via covered pedestrian walkways. 65 onsite carparking spaces are proposed.

The facility is required to meet the immediate mining workforce accommodation needs of Rio Tinto and is proposed to be temporary up to the end of 2032, with possible extension.

On cessation of the use, Rio Tinto has indicated in consultation with the landowner, some buildings and infrastructure may be retained on site. The cessation of the use and removal of buildings and infrastructure will be managed through conditions of approval.

The temporary accommodation facility is proposed to operate in conjunction with the permanent Rio Tinto workforce accommodation facility located on the northern side of Kamenjarin Drive.

The proposed development will result in an increase in traffic movements along Kamenjarin Drive, likely increase in on-street parking and increase in pedestrian movements between the temporary accommodation facility and the permanent facility to access dining facilities and the bus service to the external work site. A condition of approval will require a traffic impact assessment addressing the safety and efficiency of the road and access to the site, likely carparking demand and required upgrades to Kamenjarin Drive.

The proposed development provides an opportunity to achieve improvements to Kamenjarin Drive which may include formalisation through sealed and linemarked on-street parking, improved signage and formalisation of pedestrian pathways and road crossing. The extent of preferred works would improve existing issues that are not a result of the proposed development.

The subject site is serviced by reticulated water supply and sewerage. The application material including the response to the Information Request did not provide a network analysis demonstrating the likely demand the proposed development will have on the reticulated services and required upgrades to accommodate the demand. A condition of approval will require a water and sewerage reticulation analysis.

In accordance with the Weipa Town Authority Infrastructure Charges Resolution (No.2) 2023, the applicable infrastructure charge for the development is calculated based on 65 suites of 3 or more bedrooms, requiring a total infrastructure charge of \$505,046.75.

Rio Tinto is seeking to negotiate the charges with Weipa Town Authority seeking a reduction in the infrastructure charges due to temporary nature of the development, and off-set the cost of any required upgrades to Kamenjarin Drive and upgrades to the water and sewerage infrastructure. The extent of discounts could form part of an infrastructure agreement based on the recommendations from the required water and sewerage analysis and the traffic impact assessment. It is recommended the agreement consider charges applicable for any buildings retained on site for future alternative use.

The application is recommended for approval, subject to the conditions.

RECOMMENDATION A – Decision

THAT Weipa Town Authority approves the development application for a Development Permit for a Material Change of Use for Workforce Accommodation (undefined use) to be located on land at 3 Kerr Point Drive, Evans Landing formally described as Lot 477 MP37354, subject to the following conditions:

PART 1 – CONDITIONS AND ADVISORY NOTES

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
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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 (v) required upgrades to Kamenjarin Drive, formalisation of on-street parking, signage and pedestrian facilities.	Prior to the issue of a development permit for building works.

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).	Prior to the commencement of use.

	Note- Weipa Town Authority may consider entering into an infrastructure agreement to off-set the cost of the works.	
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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	
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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.
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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").

RECOMMENDATION B – INFRASTRUCTURE CHARGES NOTICE

1. That an Infrastructure Charges Notice is issued for the amount of \$505,046.75 in relation to the development application for a Development Permit for Material Change of Use for Workforce Accommodation (undefined use) on land located at 3 Kerr Point Drive, Evans Landing, formally described as Lot 477 MP37354.
 2. 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.
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1.0 OVERVIEW

TABLE 1 - APPLICATION DETAILS	
Application No.	DA260002
Applicant	RTA Weipa Pty Ltd c/ Urban Sync Pty Ltd
Application description	Development Permit for Material Change of Use – Workforce accommodation (undefined use)
Decision due date	3 August 2026

TABLE 2 - PROPERTY DETAILS	
Property Address (WTA records)	3 Kerr Point Drive, Evans Landing
Lot and Plan Number	Lot 477 MP37354
Land Owner	Malaruch Aboriginal Corporation Ltd
Existing Use / Structure	Temporary donga accommodation buildings, administration building and associated carpark associated with a historical development approval that has not been acted on
Lot Area	5.063 hectares
Tenure	Freehold
Easements	Easement A on SP135861 Easement B on SP135861 Easement C on SP135861 Easement D on SP135861
Environmental Management Register/Contaminated land register	Search result 24 February 2026 – not on the EMR or CLR

TABLE 3 - STATUTORY DETAILS	
Planning Scheme	Weipa Town Planning Scheme 2019 (v1)
Zone	Tourism Zone
Overlays	Airport Environs - Wildlife hazard buffer area (8km) Bushfire - Potential impact buffer Coastal Hazard and Inundation Hazard - Erosion prone area - High and medium hazard area Open Space and Stormwater Drainage Network - Pedestrian and cycle path
Assessment Benchmarks	Strategic Framework Tourism zone code Parking and access code

	Works, services and infrastructure code Airport overlay code Bushfire hazard overlay code Coastal hazard and inundation code Open space and stormwater network code
Level of Assessment	Impact
State Planning Policy	State Planning Policy (July 2017)
Mapped SPP matters	Agriculture - Agricultural land classification – class A and B Coastal Environment - Coastal management district Natural Hazards Risk and Resilience -Storm-tide inundation (high and medium) -Erosion Prone Area -Bushfire prone area Transport Infrastructure -Active transport corridor Strategic Airports and Aviation Facilities - Wildlife hazard buffer areas (8km)
Regional Plan	Cape York Regional Plan (August 2014)
Referral Agencies	None
Submissions	Statutory public notification required for Impact Assessable application No submissions were received

2.0 SITE AND SURROUNDING DEVELOPMENT

- 2.1 The subject site is a relatively narrow strip of land bound by the Embley River to the south, Kerr Point Drive and Kamenjarin Drive to the north and the Evans Landing boating facility and associated carpark to the west.
- 2.2 Surrounding development comprises predominantly industrial development on the northern side of Kerr Point Drive and the existing permanent Rio Tinto workforce accommodation facility immediately to the north fronting Kamenjarin Drive.
- 2.3 The bitumen seal road fronting the site comprises of Kerr Point Drive along the eastern portion, which extends west into Kamenjarin Drive. Kamenjarin Drive is the sole access road servicing the Evans Landing boating facility, the Western Cape Communities Trust administration building and the designated bus set-down area for the existing permanent Rio Tinto workforce accommodation facility.
- 2.4 Existing development on the site comprises of a permanent constructed commercial building and associated carpark located in the north-western corner of the site. The building was constructed as an administration building under a previous development approval for a tourist park. The tourist park use has not commenced, and the use of the building is unknown. The building and carpark are fenced from the balance of the site. The development proposal does not include the use of this building or associated carpark. Outside the fenced area there are at least two accommodation dongas which will be removed as part of the proposed development of the site.

- 2.5 The balance of the site is clear of built structures and is poorly maintained with heavily overgrown vegetation. There are pockets of more established vegetation predominantly along the coastal frontage.
- 2.6 The site is relatively level, with a general fall towards the southern boundary with formed drainage channels across the site discharging to Embley River.
- 2.7 The site is burdened by four easements for services and infrastructure. Easement D over a sewer rising main is within the proposed development area.
- 2.8 The site is serviced by Council's reticulated water and sewerage infrastructure along the Kamenjarin and Kerr Pont Drive frontage.



FIGURE 1 – Subject site (easement highlighted green)

3.0 SITE HISTORY

- 3.1 It is understood the site was previously utilised as a workers camp, evidenced by remnant driveways and mapped internal water and sewerage infrastructure.
- 3.2 Two historical development approvals have been issued over the site under the current landowner, Malaruch Aboriginal Corporation for a caravan park and camping ground (WTA File reference DA190003 and DA190007). One of the approvals, DA190007 included an administration building and carpark located in the north-western corner of the site, which has subsequently been constructed. The tourist park use of the site has not commenced (DA190003 has lapsed) and the use of the building is unknown.
- 3.3 In the vicinity of the administration building, two accommodation dongas have been installed and have been used for accommodation. The dongas formed part of one of the tourist park approvals (DA190003) and were only approved for accommodation for persons engaged in the construction of the tourist park, which did not commence and has subsequently lapsed.

The dongas are located in the proposed development area and will be removed as part of this development.

4.0 DESCRIPTION OF PROPOSAL

- 4.1 The application is seeking approval for a 260 room temporary workforce accommodation facility to accommodate Rio Tinto contractors and staff.
- 4.2 The facility is required to meet the immediate mining workforce accommodation needs of Rio Tinto and is proposed to be temporary up to the end of 2032, with possible extension. The applicant originally proposed 2030 end date, however during discussions on draft conditions requested the end date to 2032.
- 4.3 On cessation of the use, Rio Tinto has indicated in consultation with the landowner, Malaruch Aboriginal Corporation Limited some buildings and infrastructure may be retained on site.
- 4.4 The proposed facility located in the western portion of the site will comprise of transportable modules for accommodation and separate modules for laundry, storage and associated facilities. The modules are proposed to be sited in a regular grid configuration accessed via covered pedestrian walkways. The modules are setback approximately 3m from the road frontage. Recreation facilities comprise of a gym facility. Kitchen and dining facilities are not proposed.
- 4.5 65 onsite carparking spaces are proposed accessed from a new access driveway from Kamenjarin Drive.
- 4.6 The temporary accommodation facility is proposed to operate in conjunction with the permanent workforce accommodation facility located on the northern side of Kamenjarin Drive. Residents within the proposed temporary facility will utilise the kitchen and dining facilities within the permanent facility and the bus set-down area along Kamenjarin Drive.
- 4.7 The facility is proposed to be delivered in two stages, stage 1 of 120 rooms, parking and gym facility (if required) and stage 2 of 140 rooms. The configuration of the stages has not been provided.
- 4.8 The facility comprises of:
 - 260 rooms, comprising of a bedroom and ensuite.
 - The accommodation is provided within 65 modules (4 rooms per module)
 - Six (6) storage modules
 - Six (6) laundry modules
 - Two (2) cleaners modules
 - One (1) linen store module
 - Four (4) personal locker modules
 - Gym facility (approx. 630m²);
- 4.9 The proposed temporary accommodation facility does not include the existing administration building and associated carpark located in the north-western corner of the lot. Two existing relocatable accommodation dongas will be removed as part of the development.

- 4.10 The proposed development area and the balance of the site (excluding the fenced area around the existing administration building) will be maintained by Rio Tinto as part of the lease agreement with the landowner.
- 4.11 The proposed plans of development are provided in Attachment A and extract in Figure 2 below.

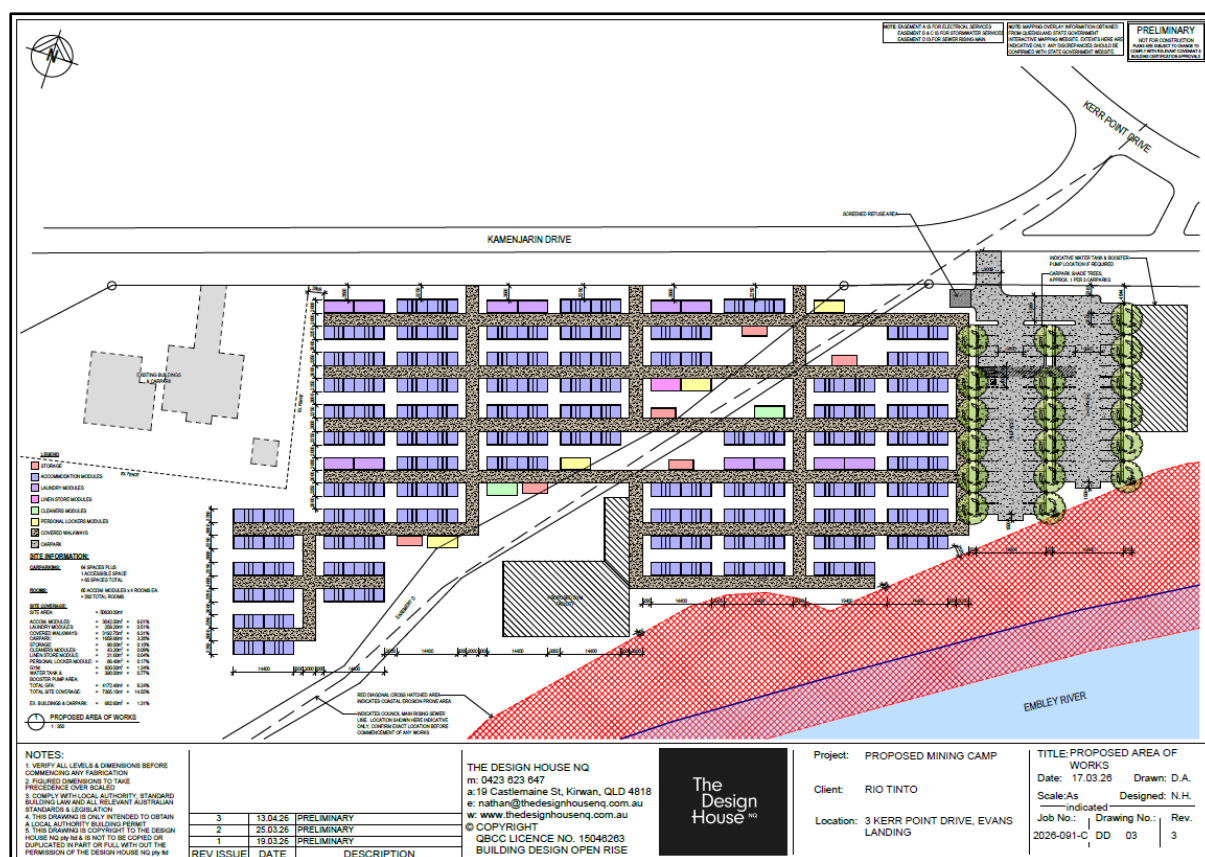


FIGURE 2 – Extract of site plan

5.0 PLANNING ASSESSMENT

- 5.1 In accordance with section 45(5)(a) of the *Planning Act 2016*, Impact Assessment is an assessment that must be carried out –
- Against the assessment benchmarks in a categorising instrument for the development; and
 - Having regard to any matters prescribed by regulation.
- 5.2 In accordance with section 45 (5)(b) of the Act, 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.
- 5.3 Pursuant to section 43(3)(a) of the Act, the categorising instrument for the development is the *Weipa Town Planning Scheme 2019 (v1)*.

- 5.4 Sections 29 and 30 of the *Planning Regulation 2017* prescribe additional assessment benchmarks and matters that must be considered in deciding an Impact Assessable development application.

TABLE 4 – ADDITIONAL ASSESSMENT BENCHMARKS

Assessment Benchmarks	Comment
Schedule 9	Schedule 9 is not applicable as the application is not for building work under the Building Act.
Schedule 10	The application did not trigger a referral to the State Assessment and Referral Agency (SARA) or any other agency.
Regional Plan	Section 2.2 of the Planning Scheme identifies that the Minister has identified that the Planning Scheme appropriately advances the Cape York Regional Plan (August 2014). A separate assessment against the Regional Plan is not required.
State Planning Policy, part E	Section 2.1 of the Planning Scheme notes that the current version of the State Planning Policy (July 2017) is integrated in the Planning Scheme. A review of the current SPP mapping has determined that no change to the mapping has occurred that requires further assessment of the SPP.
Temporary State Planning Policy	There are no Temporary State Planning Policies.
Local Government Infrastructure Plan (LGIP)	This matter is addressed in a separate section of this report.
Any development approval for, and any lawful use of the premises, or adjacent premises	The development approval history is addressed in a separate section of this report. The proposed accommodation facility does not utilise the existing building and carpark located in the western portion of the site.
The common material	All the material received about the application has been assessed and has informed the recommendation of this report.

6.0 WEIPA TOWN PLANNING SCHEME 2019

6.1 Land Use Zone

- 6.1.1 The subject site is included within the Tourism zone.

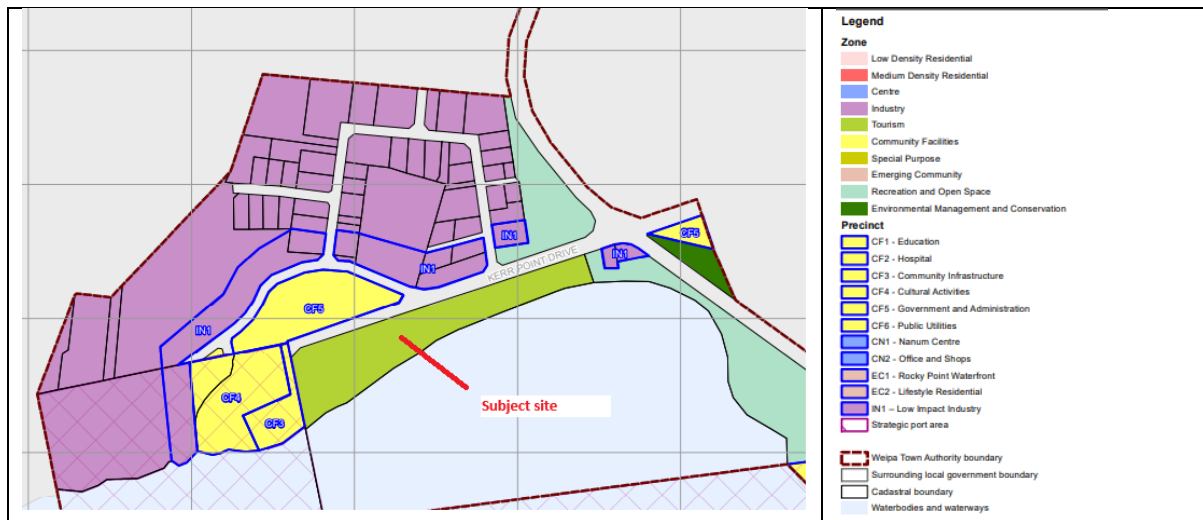


FIGURE 3 – Extract zoning map

6.2 Land Use Definition

- 6.2.1 An amendment in 2022 to the *Planning Regulation 2017* removed the land use definition of non-resident workforce accommodation and introduced a replacement regulated land use definition, defined as:

Workforce accommodation –

(a) means the use of premises for-

(i) accommodation that is provided for persons who perform work as part of-

(A) a resource extraction project; or

(B) a project identified in a planning scheme as a major industry or infrastructure project;

or

(C) a rural use; or

(ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but

(b) does not include rural worker's accommodation.

The regulated workforce accommodation definition is not included in the current version of the planning scheme. Accordingly, the proposed development proposal is an undefined use.

6.3 Level of Assessment

- 6.3.1 In accordance with Table 5.5.5 of the Planning Scheme, a Material Change of Use for an undefined use is Impact Assessable in the Tourism Zone.

6.4 Assessment Benchmarks

The applicable assessment benchmarks are:

- Strategic Framework
- Tourism Zone Code (6.2.5)
- Development codes
 - Parking and Access Code (8.3.2)

- o Works, Services and Infrastructure Code (8.3.3)
- Overlay codes
 - o Airport Overlay Code (7.2.1)
 - o Bushfire Hazard Overlay Code (7.2.3)
 - o Coastal Hazard and Inundation Overlay Code (7.2.4)
 - o Open Space and Stormwater Drainage Network Overlay (7.2.6)

6.5 Assessment – Strategic Framework

- 6.5.1 The strategic framework sets the policy direction for the planning scheme. The proposed temporary workforce accommodation facility does not conflict with the strategic and policy intent and land use objectives outlined in the strategic framework.
- 6.5.2 The provision of workforce accommodation to meet the immediate demand to support Rio Tinto mining operations while not prejudicing the long term preferred tourism related use of the site is consistent with the strategic land use outcomes.

6.6 Assessment - Tourism Zone Code (6.2.5)

- 6.6.1 The purpose of the tourism zone is to provide for tourist activities, facilities and places in coastal, environmental, rural and urban areas.
- 6.6.2 The proposed development is seeking approval for temporary workforce accommodation for Rio Tinto staff and contractors and will not be available for the travelling public.
- 6.6.3 Taking into consideration the temporary nature of the facility the use will not prejudice the preferred long-term development of the site for tourism related uses consistent with the zoning of the site.
- 6.6.4 Rio Tinto has indicated prior to the decommissioning of the accommodation facility further negotiations will be undertaken with the landowner, Malaruch Aboriginal Corporation, regarding the aspirations of the landowner to retain some buildings and infrastructure for future development opportunities (subject to a separate development approval). The temporary use will provide a positive contribution through improvements to site maintenance and may provide the incentive for the landowner to undertake a permanent development maximising on the potential of the site.
- 6.6.5 Overall, it is considered that the proposed development achieves compliance with the relevant acceptable outcomes (AO), performance outcomes (PO) and the overall outcomes and purpose of the code. Compliance with the relevant provisions are summarised below:
- Building height of approximately 4.4 m, achieves compliance with the acceptable outcome maximum height of 11.5m and three (3) storeys (AO1.1);
 - Development achieves a site coverage of approximately 15.96 % over the development area, complying with the acceptable maximum site coverage of 60% (AO2.1);
 - The buildings achieve a setback (to outermost projection) ranging from approximately 3.25m-3.5m from the Kamenjarin frontage as opposed to the acceptable outcome of 6m setback (AO5.1). A condition of approval will require a landscaping and fencing plan to achieve a level of screening of the development. No concerns are raised to the siting of the buildings.

- No concerns are raised regarding the module temporary built form considering the use and limited currency for 3 years.

6.7 Assessment – Parking and access code (8.3.2)

- 6.7.1 The purpose of the parking and access code is to ensure sufficient carparking is provided to meet the parking needs, adequate onsite manoeuvring and a safe and efficient access.
- 6.7.2 The purpose of the code is 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.
- 6.7.3 Vehicle access to the site is proposed to be achieved via a new 6m wide access crossover from the Kamenjarin Drive frontage in close proximity to the intersection with Kerr Point Drive.
- 6.7.4 A designated sealed carparking area accommodating 65 onsite carparking spaces, including one (1) all access parking space is proposed on the eastern extent of the development area. The plans submitted with the application proposed shade trees within the parking area.
- 6.7.5 Kamenjarin Drive fronting the site is approximately 5m wide bitumen seal carriageway with no linemarking, unformed kerb and channel, unsealed shoulders and no formed pedestrian footpath. The road is the sole access road servicing the Evans Landing boating facility and the Western Cape Communities Trust administration. The road shoulder on the northern side accommodates informal carparking associated with the permanent Rio Tinto workers accommodation facility and a signposted bus set-down area for the workforce.
- 6.7.6 The proposed temporary workforce accommodation facility will result in an increase in traffic movements along Kamenjarin Drive, likely increase in on-street parking and increase in pedestrian movements between the temporary accommodation facility and the permanent facility to access dining facilities and the bus service to the external work site.
- 6.7.7 The application material including the response to the Information Request did not provide a detailed response addressing the impact of the development on the road frontage including justification for the proposed number of onsite carparking space. The applicant is seeking the required traffic impact assessment addressing the safety of the access location, carparking demand and safety and functionality of Kamenjarin Drive to be reflected in a condition of the approval. Taking into consideration the nature of the proposed use and the development is being undertaken by Rio Tinto it is reasonable to defer the required assessment as a condition of approval.
- 6.7.8 The proposed development provides an opportunity to achieve improvements to the existing road frontage which may include formalisation through sealed and linemarked on-street parking, improved signage and formalisation of pedestrian pathways and road crossing. The extent of preferred works would improve existing issues that are not a result of the proposed development. Weipa Town Authority may consider entering into an infrastructure agreement to off-set the cost of the works.

6.8 Assessment – Works, services and infrastructure code (8.3.3)

- 6.8.1 The purpose and outcomes of the code is to ensure development is provided with an appropriate range of infrastructure to service the development.
- 6.8.2 The subject site is serviced by reticulated water supply and sewerage. The application material including the response to the Information Request did not provide a network analysis demonstrating the likely demand the proposed development will have and any required upgrades. Taking into consideration the nature of the proposed use and the development is being undertaken by Rio Tinto it is reasonable to defer the required assessment as a condition of approval.
- 6.8.3 Weipa Town Authority may consider entering into an infrastructure agreement to off-set the cost of the works.
- 6.8.4 The site has access to required telecommunication and electricity supply.
- 6.8.5 A condition of approval will require a stormwater management plan demonstrating how the quality and quantity of stormwater will be managed to ensure lawful discharge and no adverse impacts on the receiving environment.

6.9 Assessment –Overlay codes

- 6.9.1 Airport overlay code – the purpose of the code is to protect the safety, efficiency and operational integrity of the airport and aviation facilities. The subject lot is included in the wildlife hazard buffer area (8km). The proposed accommodation facility is not a prescribed use likely to attract birds and bats.
- 6.9.2 Bushfire overlay code – the purpose of the code is to ensure development minimises bushfire risk to people and property. The mapped bushfire hazard area is limited to a very small portion of the north-eastern corner of the lot, well removed from the area subject to the development proposal.
- 6.9.3 Coastal hazard and inundation overlay code - the purpose of the code is to ensure the development is compatible with the natural coastal processes and avoids risk to people, property and essential infrastructure. The extent of mapped coastal hazards, including erosion and storm tide inundation is limited to a narrow strip along the Embley River frontage. The development has been appropriately sited outside the mapped coastal hazard area to minimise risk to people and property. A condition of approval will require the retention of mature vegetation along coastline to minimise impact on the coastal processes.
- 6.9.4 Open space and stormwater drainage network - the overlay map identifies a desired pedestrian and cycle path linkage along the coastal frontage of the site providing a connection from John Evans Drive to the Evans Landing boating facility. Taking into consideration the temporary nature of the development the provision of the pedestrian network is not a reasonable requirement for this development. The viability of the pedestrian network, including preferred alignment considering coastal hazard constraints would require detailed consideration as part of permanent and substantial development of the site.

6.10 Relevant Matters

6.10.1 There are no other relevant matters for the application.

7.0 REFERRALS

7.1 External referrals

7.1.1 The development did not trigger a referral to the State Assessment and Referral Agency (SARA) or any other agency in accordance with Schedule 10 of the *Planning Regulations 2017*.

7.1.2 SARA confirmed in a letter dated 5 May 2026 the application did not meet the referral threshold under Schedule 20 of the *Planning Regulations 2017*.

8.0 LOCAL GOVERNMENT INFRASTRUCTURE PLAN AND INFRASTRUCTURE CHARGES

8.1 The subject site is within the Priority Infrastructure Area.

8.2 In accordance with the Weipa Town Authority Infrastructure Charges Resolution (No.2) 2023, infrastructure charges are applicable.

8.3 The applicable infrastructure charge for the development is calculated based on 65 suites of 3 or more bedrooms, requiring a total infrastructure charge of \$505,046.75 as detailed in attachment B.

8.4 In accordance with section 120 of the *Planning Act 2016*, a levied charge may be only for extra demand placed upon trunk infrastructure that will be generated by the development. Rio Tinto is seeking to negotiate the charges with Weipa Town Authority seeking a reduction in the infrastructure charges due to temporary nature of the development.

8.5 While not trunk infrastructure, the applicant is further seeking to offset any road frontage upgrade and possible trunk water and sewerage works against the infrastructure charges. The extent of the offsets or discounts would need to form part of an infrastructure agreement and recommendations from the required technical reporting for the water and sewerage analysis and traffic impact assessment.

8.6 While it is noted the use is proposed to have a limited currency of 3 years which may warrant a reduced charge, it is recommended the charges and or infrastructure agreement take into consideration the possibility some buildings will be retained on site for alternative use by the landowner, Malaruch Aboriginal Corporation. While the alternative use would be subject to a further development application, the charges paid should at a minimum cover the development proposed be retained onsite.

9.0 PUBLIC NOTIFICATION

9.1 The development application was subject to public notification from 2 June to 26 June 2026. During the public notification period no submissions were received.

10.0 CONCLUSION

10.1 The proposed development is an appropriate use for the subject site and this report recommends approval subject to conditions.

10.2 The following reasons for the decisions are to be included in the Notice of Decision required under section 63(5) of the *Planning Act 2016*.

- (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.

Assessment Officer (Author): Teresa Schmidt Principal Planner (Reel Planning Pty Ltd)	
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PROPOSED MINING CAMP
RIO TINTO
3 KERR POINT DRIVE, EVANS LANDING

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

Appendix 6.2

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

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
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2	25.03.26	PRELIMINARY
1	19.03.26	PRELIMINARY
REV	ISSUE	DATE
		DESCRIPTION

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BUILDING DESIGN OPEN RISE



Project: PROPOSED MINING CAMP

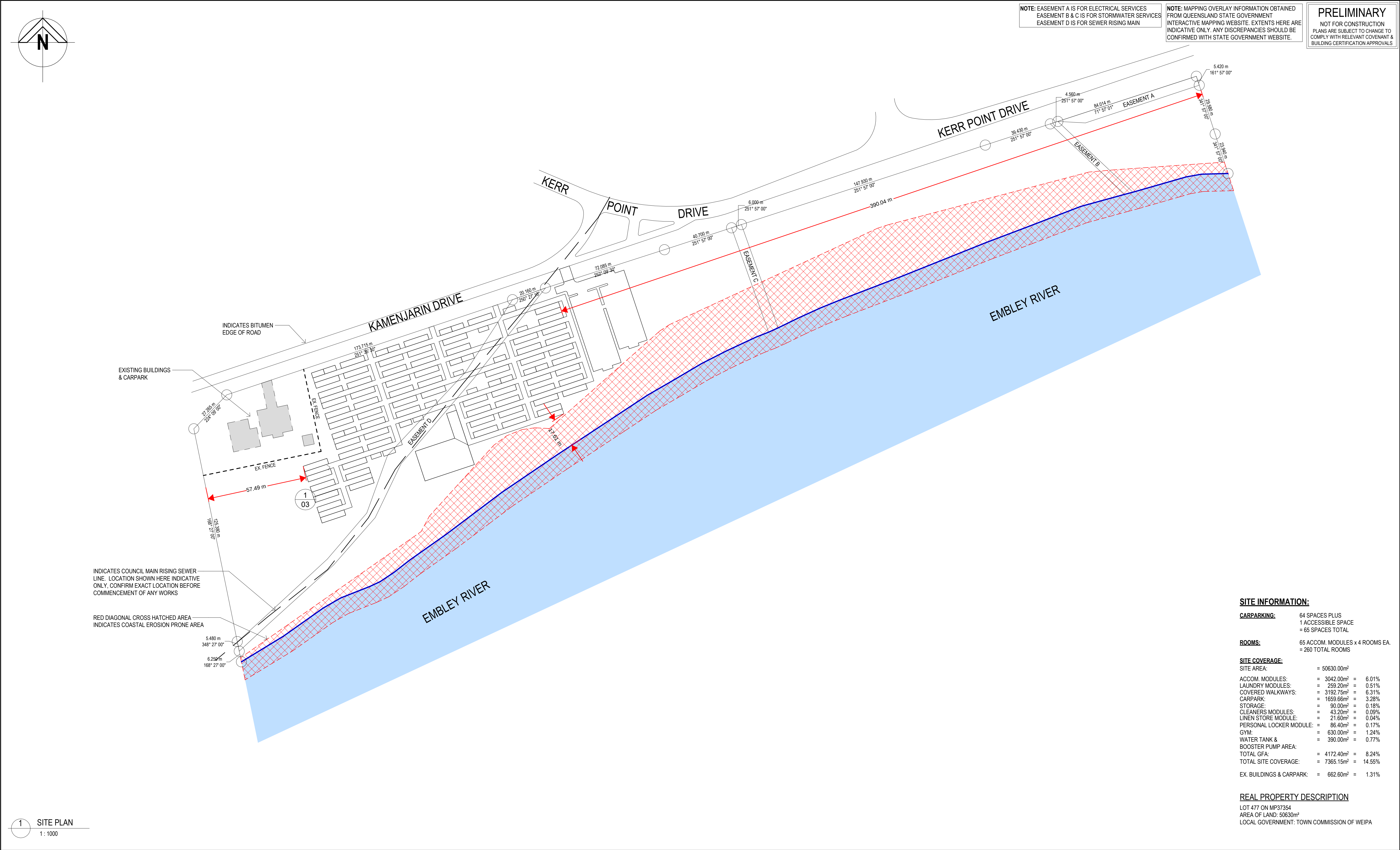
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Location: 3 KERR POINT DRIVE, EVANS LANDING

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



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The Design House

NQ

Project: PROPOSED MINING CAMP

Client: RIO TINTO

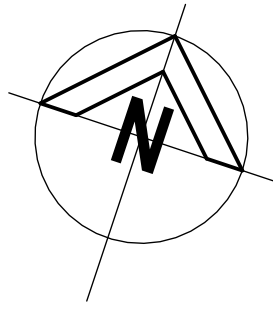
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TITLE: SITE PLAN

Date: 17.03.26 Drawn: D.A.

Scale: As indicated Designed: N.H.

Job No.: 2026-091-C DD 02 Drawing No.: 03 Rev.



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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COMPLY WITH RELEVANT COVENANT &
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Project: PROPOSED MINING CAMP

Client: RIO TINTO

Location: 3 KERR POINT DRIVE, EVANS
LANDING

TITLE:PROPOSED AREA OF
WORKS

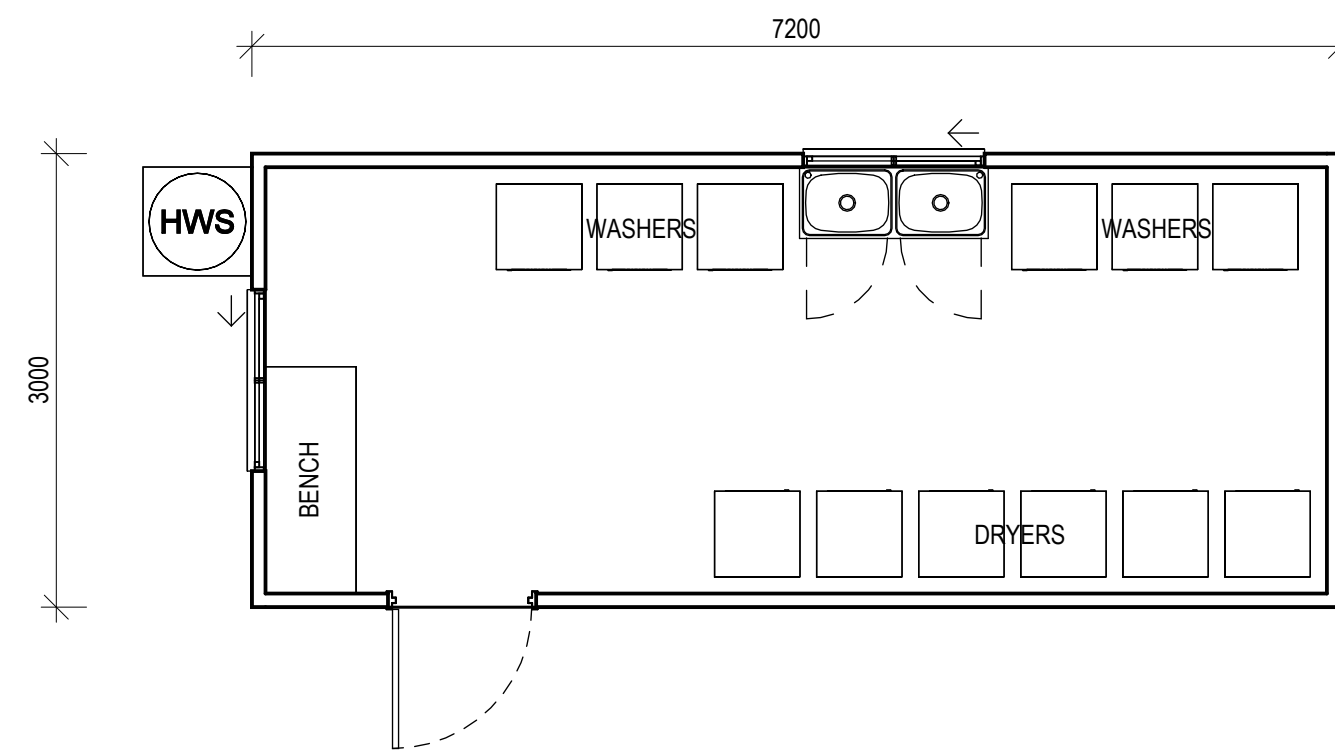
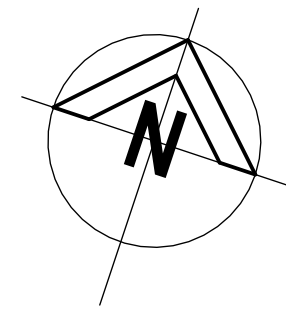
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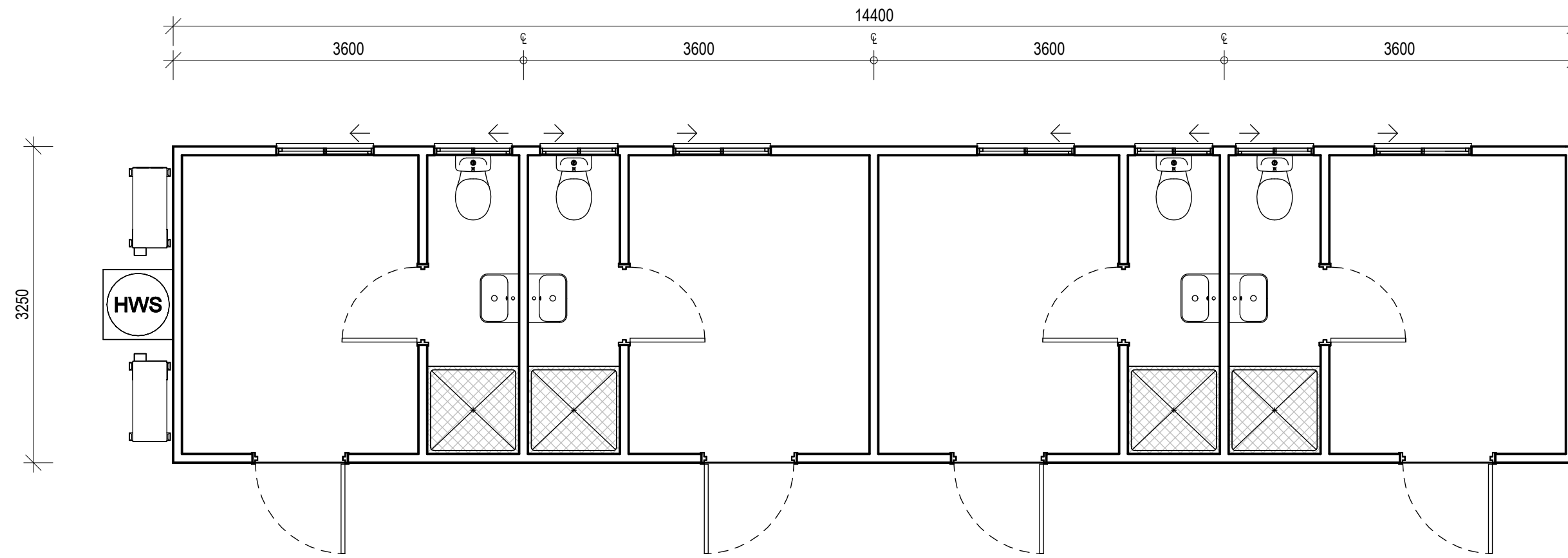
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2026-091-C DD 03 3

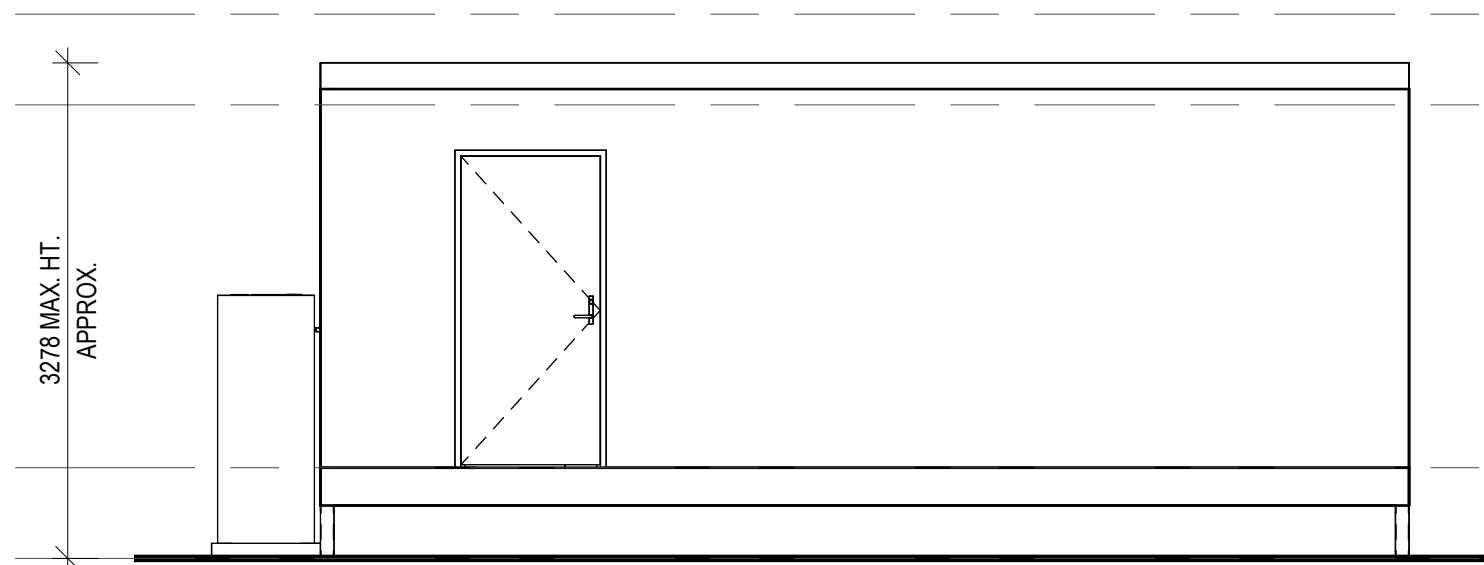


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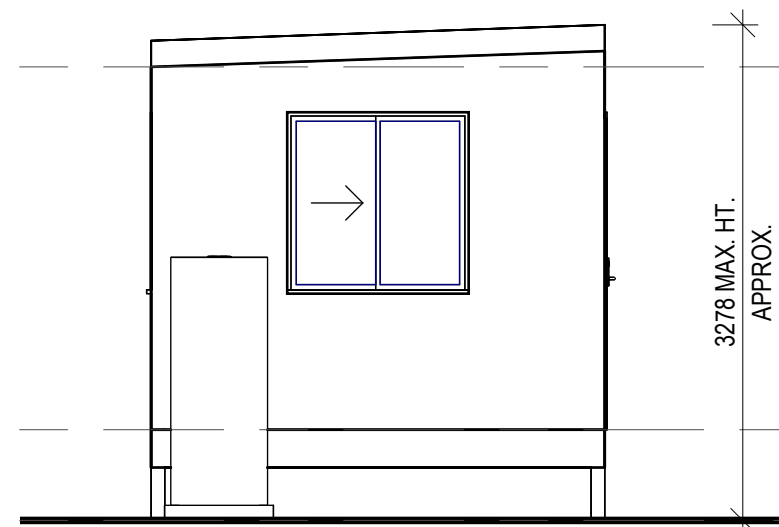


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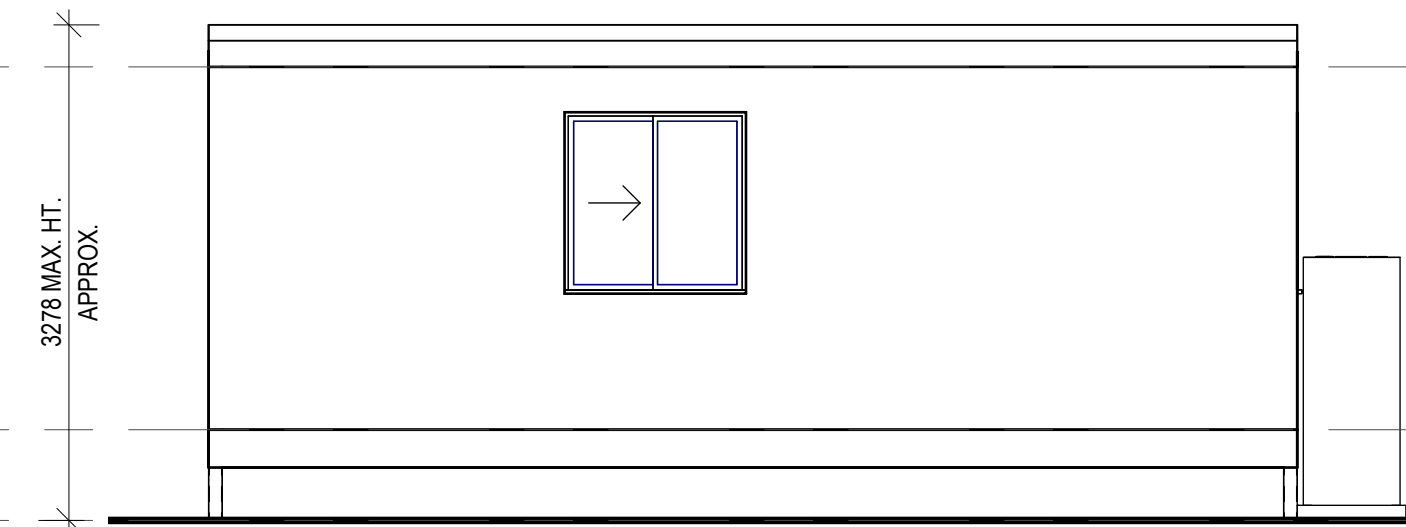
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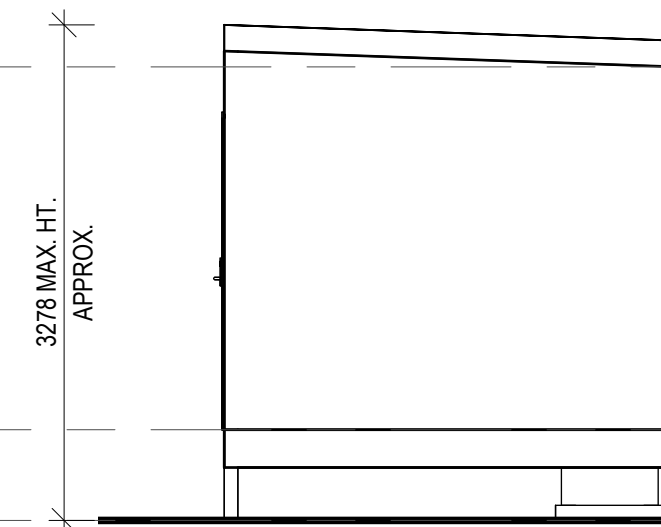
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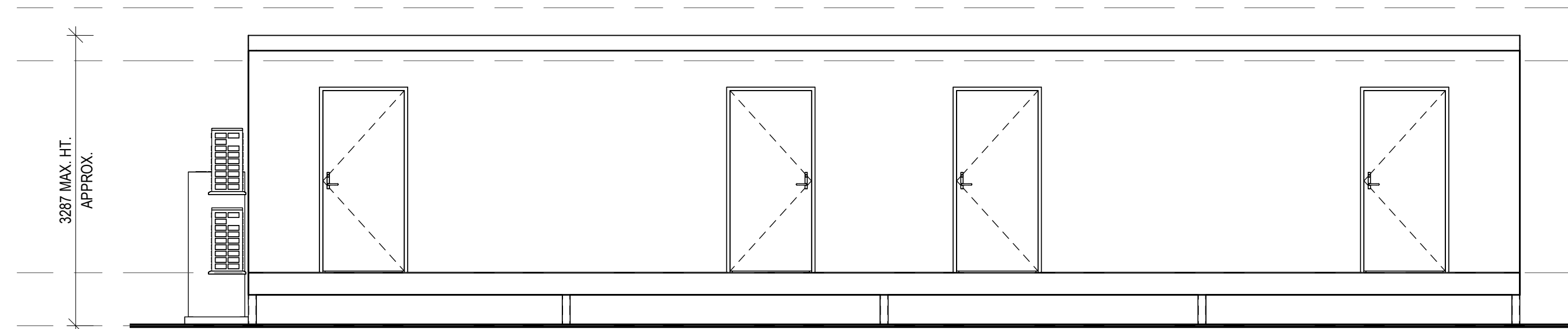
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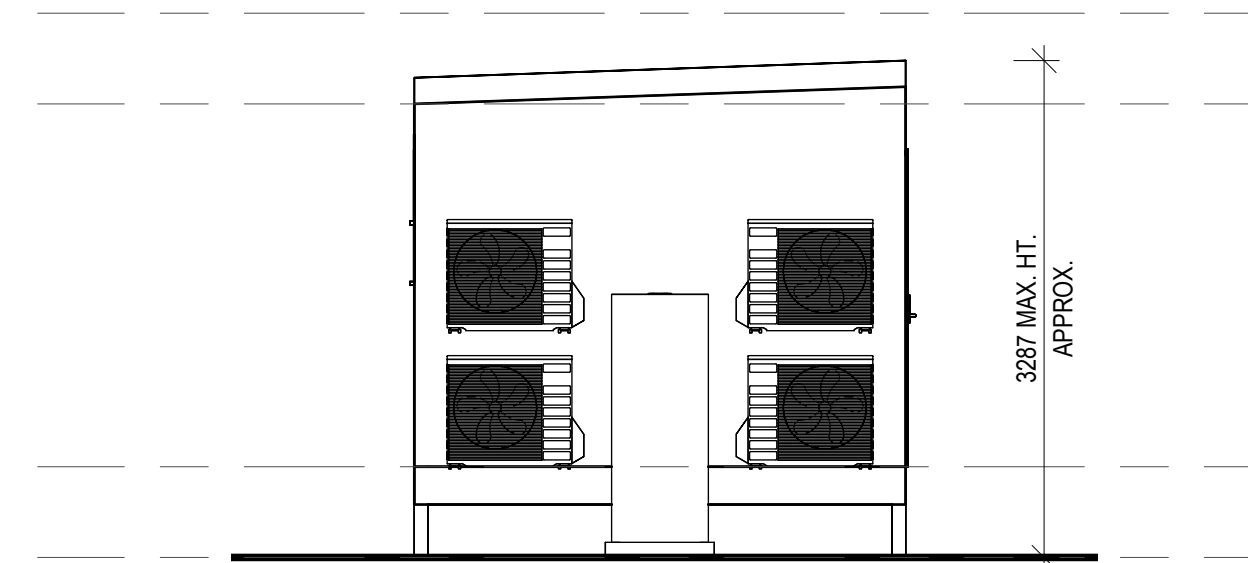
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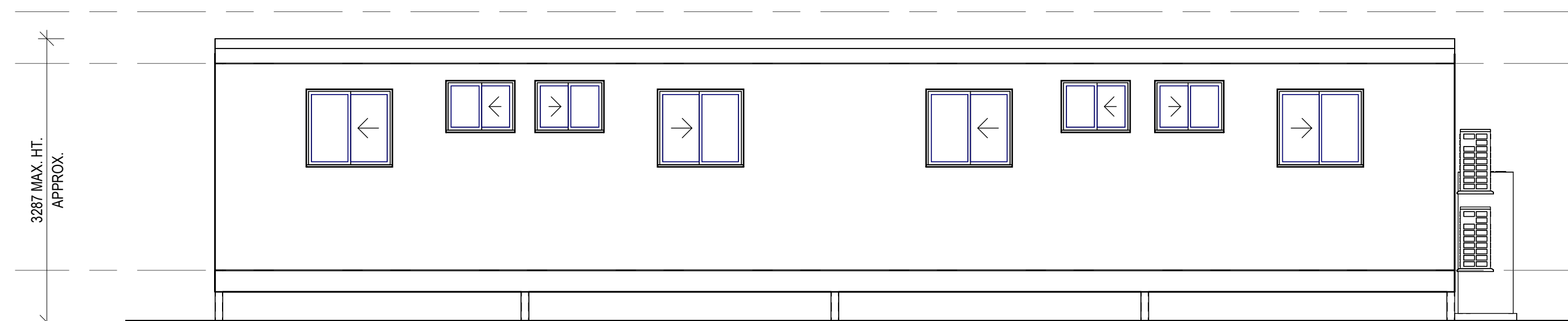
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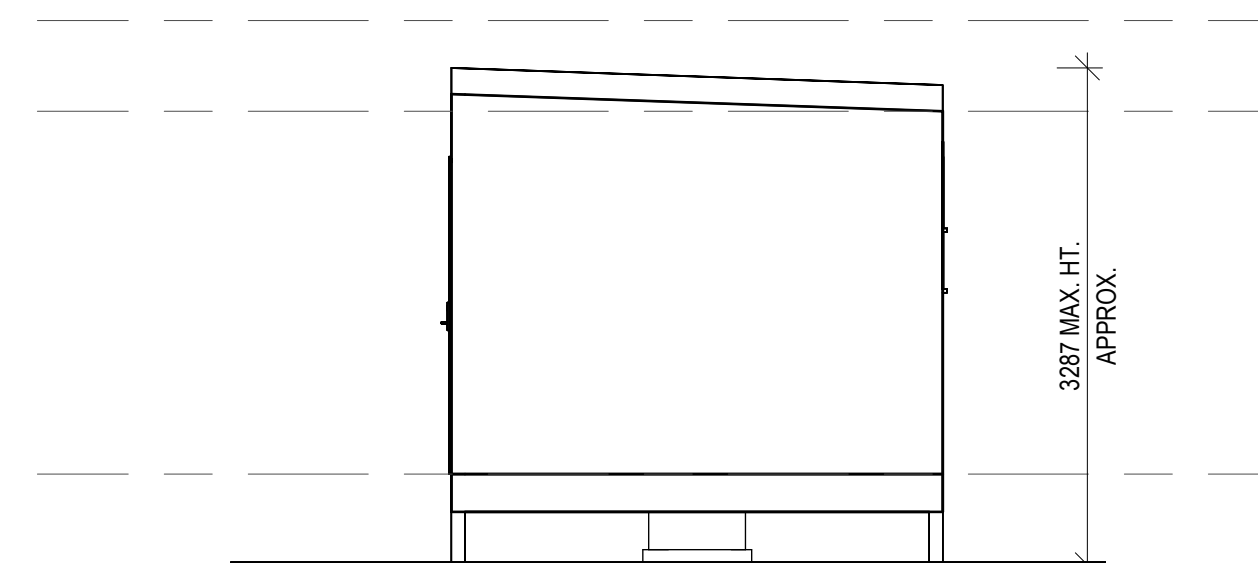
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1:50



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:

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The
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Project: PROPOSED MINING CAMP

Client: RIO TINTO

Location: 3 KERR POINT DRIVE, EVANS
LANDING

TITLE: FLOOR PLANS &
ELEVATIONS

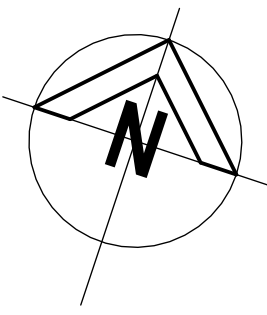
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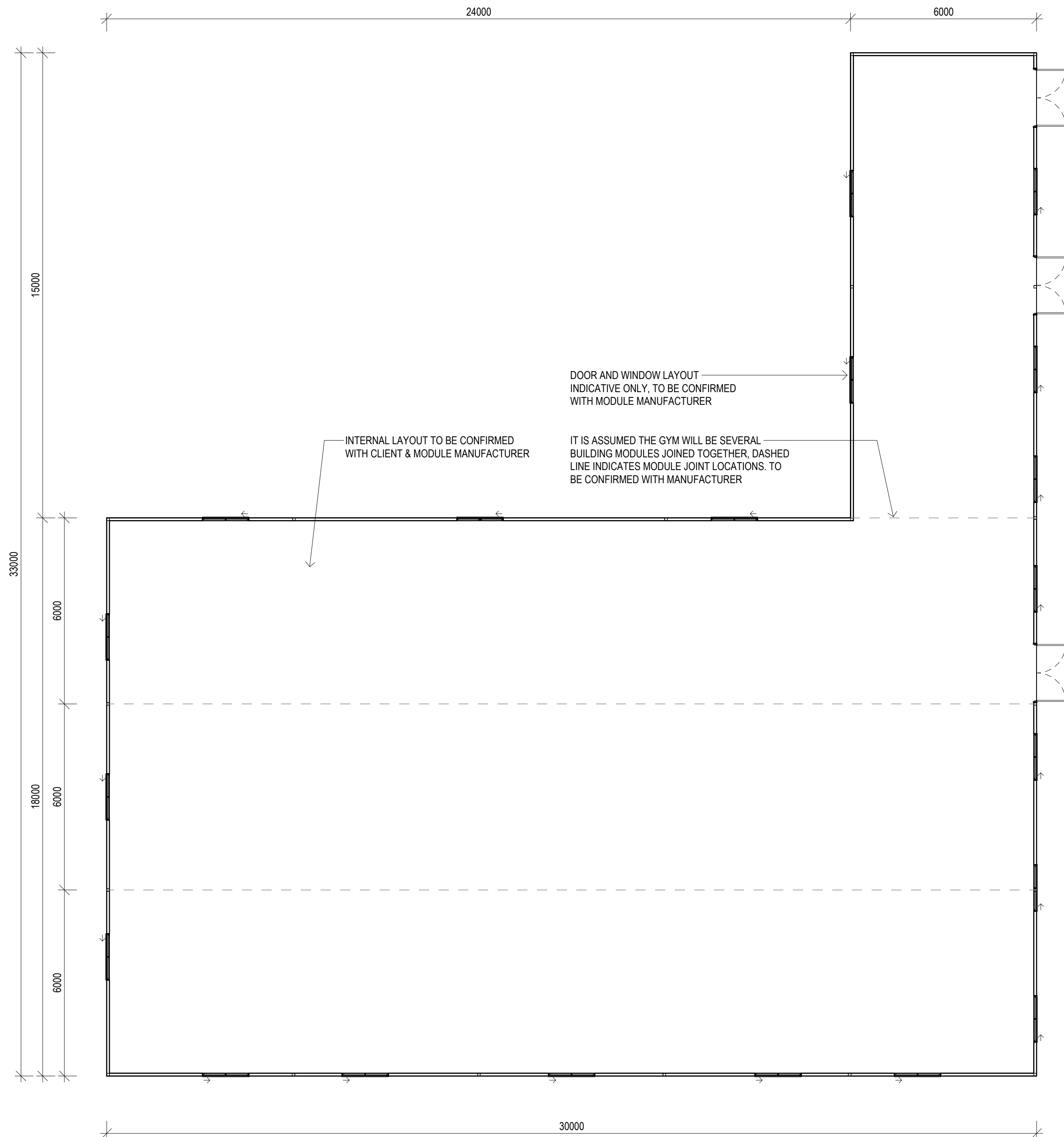
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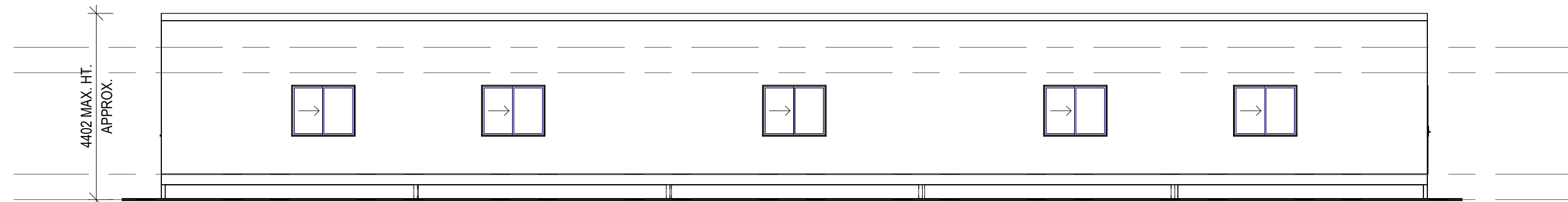


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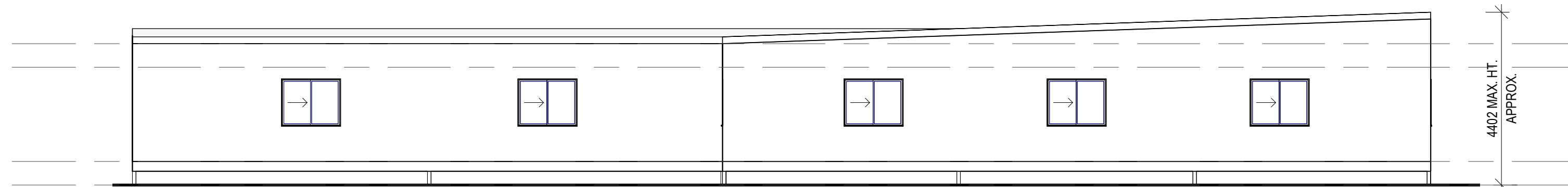
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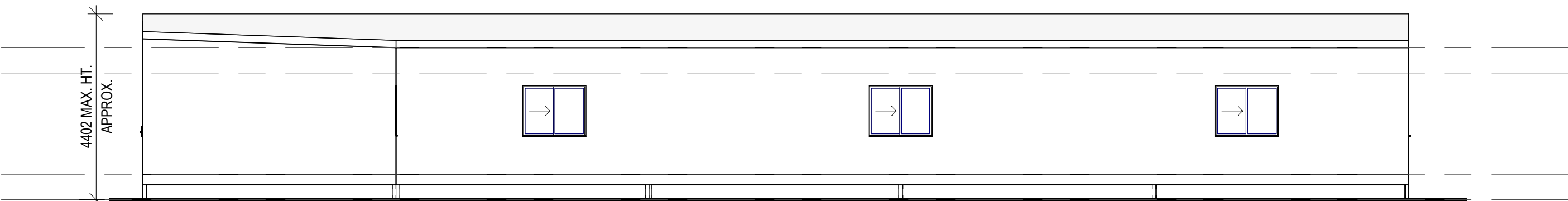
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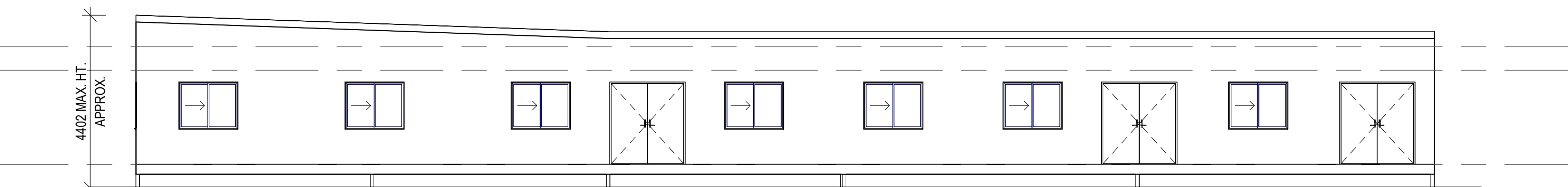
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02 GYM - ELEVATION 02
1 : 100



03 GYM - ELEVATION 03
1 : 100



04 GYM - ELEVATION 04
1 : 100

NOTE: FLOOR PLANS & ELEVATIONS INDICATIVE
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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.:	Drawing No.:	Rev.
2026-091-C	DD 05	3

Attachment B**INFRASTRUCTURE CHARGES CALCULATION****DA260002 – Material Change of Use – Development Permit for Workforce****Accommodation (undefined use) – 3 Kerr Point Drive, Evans Landing, Lot 477 MP37354**

The charge is levied pursuant to the *Weipa Town Authority Charges Resolution (No.2) 2023*.

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.
