



Croydon Shire Council

23 February 2026

Jubilee Metals Ltd
c/- Sarah Rizvi
PO Box 805
KURANDA QLD 4881

by email: sarah.e.rizvi@gmail.com

Dear Sarah,

**RE: DECISION NOTICE UNDER SECTION 63 PLANNING ACT 2016
DEVELOPMENT APPLICATION FOR 28-32 HELEN STREET AND EDITH STREET, CROYDON
APPLICATION REFERENCE: 01-12/12/2025**

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice which was determined at Council's Ordinary Meeting on Thursday 19 February 2026.

The notice includes extracts from the Act with respect to lodging an Appeal.

Should you have any enquiries in relation to this Decision Notice, please contact Ms Jacqui Cresswell, Chief Executive Officer on telephone number (07) 4748 7100.

Yours Faithfully

Jacqui Cresswell
Chief Executive Officer

cc: Jubilee Metals Ltd
Attn: Gavin Coleman
Attn: Tim Clarke



Croydon Shire Council

APPLICATION DETAILS

Jubilee Metals Ltd
c/- Sarah Rizvi
PO Box 805
KURANDA QLD 4881

COUNCIL REFERENCE

01-12/12/2025

ADDRESS

28-32 Helen Street And Edith Street, Croydon

REAL PROPERTY DESCRIPTION

Lot 12 on MPH15920, Lot 170 on MPH15915, Lot 1 on MPH22204 and Lots 159, 160 and 161 on MPH15915

PROPOSAL

Material Change of Use – Temporary Non-resident Workforce Accommodation

DECISION

Approved subject to Conditions (refer to approval package below)

DECISION DATE

19 February 2026

TYPE

Development Permit

REFERRAL AGENCIES

Not Applicable

SUBMISSIONS

None

FURTHER DEVELOPMENT PERMITS REQUIRED

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

APPENDICES

Appendix 1 - Approved Plan(s)
Appendix 2 – Notice of Intention to Commence Use
Appendix 3 – Appeal Rights



Croydon Shire Council

Approved Plan(s) – attached as Appendix 1

The term 'approved plan(s) and document(s)' or similar expression means:

Plan or Document	Reference	Date
Site Plan	Project Number: M25-5082, Sheet No. A101, Rev D	4 February 2026
Layout Plan	Project Number: M25-5082, Sheet No. A102, Rev D	4 February 2026
Overall Areas Plan	Project Number: M25-5082, Sheet No. A111, Rev D	4 February 2026
Stormwater Management Plan	Project Number: M25-5082, Sheet No. A112, Rev D	4 February 2026
Indicative Perspectives	Indicative Samwell Street Perspective and Indicative Helen Street Perspective	11 December 2025

Assessment Manager Conditions

General Requirements

1. Approved Plan(s) and Document(s)

The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Permit.

Timing

At all times.

2. Amended Drawings

Amended Plans must be submitted generally in accordance with the approved drawings but modified to provide a 6 metre setback for all buildings and structures (including water storage tanks) for the Helen Street frontage to the satisfaction of Council.

Prior to the issue of a Development Permit for Building Works

3. Maintain the Approved Development

Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant approval required by these conditions of approval.

At all times.

4. Currency Period

This development approval, granted under the provisions of the *Planning Act 2016* (Qld), lapses one (1) year from the day the development approval takes effect, in accordance with the provisions of section 85 of the *Planning Act 2016* (Qld).

As stated.

5. Notice of Intention to Commence Use

Written notice must be given to Council seven (7) days prior to the commencement of the use confirming that the development fully complies with this Development Permit.

Return the attached "Notice of Intention to Commence Use" (attached at Appendix 2).

Prior to Commencement of Use.

6. Payments

All payments, or performance bonds are to be made to Council in accordance with any condition of this approval and at the rate applicable at the time of payment.

As stated



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7. **Temporary Use Approval** As stated
- (1) **Purpose and Scope:** The approved temporary non-resident workforce accommodation (the "Facility") is permitted solely for housing personnel directly employed by Jubilee Metals Limited for the Croydon Gold Project located on ML5248.
- (2) **Duration of Use:** The Use Rights for the Facility are temporary and will expire eighteen (18) months from the commencement of use.
- (3) **Operational Compliance:** The facility must operate in accordance with an approved Operational Management Plan (OMP) including maintenance of electrical supply, water and wastewater management, waste management, fire safety facilities and other operational requirements. This OMP is to be submitted to Council prior to the issue of a Development Permit for Building Works and be to the satisfaction of Council.
- (4) **Removal and Site Rehabilitation:** within six (6) months of the expiry of the approved use, the Owner or Applicant must restore the site to the condition prior to the approved use, in accordance with the rehabilitation and decommissioning plan provided for in Condition 25 of this approval, and subject to any express exclusions contained in the rehabilitation and decommissioning plan.
- (5) **No Permanent Right:** This approval does not constitute a permanent Material Change of Use, and no residential tenancy rights are conferred upon occupants.
8. **Accommodation Capacity** At all times
- No more than forty-four (44) (including an on-site manager) individual non-resident workers shall be accommodated on-site at any given time.
9. **Site Manager** At all times
- A Site Manager must be present and reside on site to ensure compliance with these conditions of approval.
The Site Manager's contact details must be made available to Council.
10. **Length of Stay** At all times
- The maximum length of stay for a non-resident worker is not to exceed three (3) consecutive months.



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11. Wastewater Management Plan

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council a Wastewater Management Plan (WWMP) prepared by a suitably qualified and experienced professional to address the design, capacity and compliance requirements to the satisfaction of Council.

The WWMP is to be generally in accordance with the Gilboy Hydraulic Solutions letter dated 4 February 2026 to meet high effluent quality standards equivalent to advanced secondary treatment processes and fully address (including calculations, drawings and reference to appropriate standards) the basis for:-

- a) Water demand and effluent disposal.
- b) ERA requirements (including legal interpretation).
- c) Disposal area including setback requirements.
- d) Irrigation (effluent) standards including chlorination/disinfection.
- e) Fencing and bunding
- f) Drainage, ponding and storage during extended periods of rainfall (i.e. >5mm per day).
- g) Detailed maintenance and testing regime.

The WWMP must ensure installation and operation of the system is in accordance with manufacturers recommendations. At all times, the system must comply with AS/NZS 3500, 1546 and 1547, good industry practice and to the satisfaction of Council.

All works must be carried in accordance with the approved WWMP and completed prior to the commencement of the use.

Advice Note:

An on-site wastewater treatment system with a total daily peak capacity of at least twenty-one (21) equivalent persons (EP) as identified as an Environmentally Relevant Activity (ERA 63 – Sewerage Treatment) and therefore requires approval for an Environmental Authority.

12. Odour Assessment Report

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council an Odour Assessment Report prepared by a suitably qualified and experienced professional to address odours generated by the on-site wastewater treatment facility and suitable mitigation measures for both residents within the approved development and surrounding existing and potential sensitive uses.

The Odour Assessment Report is to address the design and compliance requirements in accordance with Australian Standards, good industry standards and to the satisfaction of Council.

All works and mitigation measures must be undertaken in accordance with the approved plan(s) including:

- Operation of the system below design capacity.
- 10,000L balance tank to mitigate peak loading.

The systems must be correctly serviced and maintained by qualified / trained technicians in accordance with manufacturers recommendations to ensure no odour impacts.

All works must be carried in accordance with the approved Odour Assessment Report and completed prior to the commencement of the use.



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13. Non-reticulated Water Supply

At all times

The development must be provided with a potable non-reticulated water supply in accordance with the standards established by the Australian Drinking Water Guidelines (2011).

The Water Treatment Plant (WTP) is to be generally in accordance with the Gilboy Hydraulic Solutions letter dated 4 February 2026 to meet the minimum potable water quality standards. A Drinking Water Management Plan (DWMP) shall clearly document the treatment processes (reverse osmosis) and fully address (including calculations, drawings and reference to appropriate standards) the basis for:-

- a) Potable water demand including basis of calculations.
- b) Raw water source, security and quality.
- c) Additional on-site storage requirements for firefighting and emergency reserves.
- d) Potable water quality standards, testing regime and records.
- e) Treatment and disposal of waste product (brine).
- f) Detailed maintenance, servicing and operations requirements.

DWMP must ensure installation and operation of the system provides potable water to the standards required by the Australian Drinking Water Guidelines (2011), good industry practice and to the satisfaction of Council.

Water shall not be taken from Council's reticulated water supply without the written approval of Council's Delegated Officer.

All non-potable on-site sources of water must be identified as a "non-potable water supply".

14. Stormwater Management Plan

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council a Stormwater Management Plan (SWMP) prepared and certified by a suitably qualified and experienced RPEQ engineer and is to address and manage the overall management of stormwater discharge generated by the development in accordance with the Queensland Urban Drainage Manual and FNQROC Development Manual.

The increase and/or concentration of stormwater discharge is to

- a) have no worsening effect or ponding nuisances on downstream or upstream properties;
- b) discharge of stormwater is to be directed to an approved legal point of discharge(s);
- c) flow paths with concentrated flows (including roof drainage) must be designed to ensure negligible discharge of sediment laden runoff leaves the site.

The SWMP is to be to the satisfaction of Council.

All works must be undertaken in accordance with the approved SWMP and completed prior to the commencement of the use.



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15. Acoustic Report

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council an amended Acoustic Report prepared by a suitably qualified and experienced professional that addresses relevant design and compliance requirements (generally in accordance with the Acoustic Report - Version 1, Project Number 343, dated 4 February 2026 prepared by XNoise) and to the satisfaction of Council including:

- a) relevant matters identified in the Croydon Shire Council Local Law No 3, Environmental Protection Act 1994 (Section 440S – Regulated Devices) and Environmental Protection (Noise) Policy 2019 (EPP Noise);
- b) prediction and assessment of anticipated noise impacts to be generated from the use upon the existing and potential noise sensitive receptors including the on-site accommodation;
- c) this assessment is to address all on-site plant and equipment including the operation of the on-site power generator and on-site traffic movements;
- d) enforcement of noise generation restrictions between 7:00pm and 7:00am
- e) the detail and design for the acoustic mitigation measures to be installed and maintained on the site.
- f) Detailed maintenance, servicing and operations requirements.

All works must be installed, operated and maintained in accordance with manufacturers recommendations to meet or exceed the recommendations of the approved Acoustic Report at all times, except where modified by any Conditions of this Development Permit.

All works must be undertaken in accordance with the approved Acoustic Report and completed prior to the commencement of the use.

16. Hours of Operation for On-site Generators

At all times

The hours of operation for the on-site generators are limited to 7am to 7pm Monday to Saturday and 8am to 7pm on Sunday and Public Holidays. The operation of the generators outside the specified hours can only be undertaken in case of an emergency or with the written approval of Council's Delegated Officer.

17. On-site Fuel Storage

At all times

All on-site fuel storage must be undertaken in accordance with the relevant standards including suitable bunding and separation distances to the satisfaction of Council.



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18. Emissions

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council an Emissions Report prepared by a suitably qualified and experienced professional that addresses relevant design and compliance requirements that will appropriately reduce harmful pollutants to the satisfaction of Council including:

- a) Australian emissions standards and the Environmental Protection Act 1994.
- b) prediction and assessment of anticipated fumes that may be generated from the use upon the existing and proposed receptors including the on-site accommodation;
- c) this assessment is to address all on-site plant and equipment including the operation of the on-site power generator and on-site traffic movements;

All works must be installed, operated and maintained in accordance with manufacturers recommendations to meet or exceed the recommendations of the approved Emissions Report.

19. Vehicle and Pedestrian Site Access

At all times

All vehicle and pedestrian access to the site is limited to the approved access via Helen Street.

Vehicle and Pedestrian access to the site via Edith Street is not permitted.

20. On-site Car Parking and Internal Access

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council an RPEQ certified carpark and access design to the satisfaction of Council that addresses:

- a) a minimum of twenty (20) on-site car parking spaces and a minimum of three (3) bus parking spaces. No parking of cars or buses is permitted to occur in Helen Street or Edith Street;
- b) all car and bus parking spaces and on-site trafficable areas must be appropriately designed (including surface maintenance from vehicle screwing, subgrade strength, wet weather impacts and drainage) to provide all-weather access in accordance with the following standards:-
 - i) Austroads Guidelines
 - ii) AS/NZS 2890 series.;
 - iii) AS 1428.1 Design for Access and Mobility
- c) the crossover and driveway to Helen Street must be constructed in accordance with FNQROC Development Manual Standard Drawing S1015 to an industrial vehicle crossing standard;
- d) the Owner or Applicant is to implement regular dust suppression measures including watering of the on-site parking and trafficable areas to the satisfaction of Council;
- e) all parking spaces and trafficable areas must be maintained to the satisfaction of Council.

All works are to be undertaken by the Owner or Applicant and completed to the satisfaction of Council prior to the commencement of use.

Advice Note:

A Development Permit for Operational Works will be required for these works.



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21. External Works in Helen Street

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council an RPEQ certified design for the road and drainage upgrade of Helen Street (located between the end of the existing bitumen seal to the proposed relevant vehicle entry to the approved development) to the satisfaction of Council that provides:

- a) 2 coat bitumen seal
- b) minimum 200mm type 2 gravel pavement.
- c) in accordance with:
 - i) FNQROC Development Manual
 - ii) Austroads Guidelines.

All works are to be undertaken by the Owner or Applicant and completed to the satisfaction of Council prior to the commencement of use.

Advice Note:

A Development Permit for Operational Works will be required for these works.

22. Landscaping and Fencing Plan

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council a landscaping and fencing plan to show the following:-

- a) 1.8m high solid screen fencing along the full length of the Edith Street frontage and both side boundaries;
- b) the specific fencing and buffering requirements specified by the Acoustic Report, Wastewater Management Plan and Odour Assessment Report as approved by Council;
- c) on-site landscaping including the provision of a planting schedule;
- d) signage adjacent to the Helen Street frontage to identify the site and entry location.

The Landscaping and Fencing Plan is to be to the satisfaction of Council.

All works must be undertaken in accordance with the approved plan(s) and completed prior to the commencement of use.

23. Private Waste Collection

Prior to the commencement of use

The development is to be serviced by a private waste collection and disposal arrangement.

The on-site refuse storage area is to be designed and located to the satisfaction of Council and in accordance with the approved plan(s).

24. External Lighting

Prior to the commencement of use

The design, position, shielding and direction of any external lighting is to comply with the relevant Australian Standard.

The installation of external lighting must be certified by a suitably qualified person.



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25. Rehabilitation and Decommissioning Plan

Prior to the issue of a Development Permit for Building Works and as stated

The Owner or Applicant must provide to Council a detailed site-specific rehabilitation and decommissioning plan (Prepared by a suitably qualified person), to the satisfaction of Council.

The rehabilitation plan must include:

- (a) details of how the area will be rehabilitated and decommissioned, including the removal of all temporary infrastructure, facilities and services.
- (b) timings for the completion of rehabilitation activities;
- (c) details of groundcover and vegetation plantings, to be planted within six (6) months of site decommissioning including:
 - (i) a monitoring programme, including timeframes to ensure the revegetation species will survive (including during the dry season).
 - (ii) details of measures to be implemented to prevent weed control and erosion of the site.
- (d) details on how the site will be restored to a state acceptable to Council, and to restore the site to the pre-developed state.
- (e) costings for each component of the rehabilitation and decommissioning plan.

26. Reconfiguration of Lot (amalgamation) or Registration of Covenant over relevant lots to Prevent Individual Disposition

Prior to the issue of a Development Permit for Building Works or as stated

(1) The Owner or Applicant must either:

- (a) submit to Council a registered Plan of Survey (Amalgamation Plan) to amalgamate the following lots into one (1) single lot:
 - a. Lot 12 on MPH15920,
 - b. Lots 159, 160, 161 and 170 on MPH15915; and
 - c. Lot 1 on MPH22204;
- (b) The Owner or Applicant must pay for the cost of the preparation, finalisation and registration of the amalgamation plan, including but not limited to any Titles Registry requisition or lodgement fees.

(2) Alternatively, the Owner or Applicant must:

- (a) prepare and register an instrument of covenant ("the Covenant") relating to the use of the lots, in favour of Council ("the Covenantee") on the titles of the lots subject of the Application, being:
 - a. Lot 12 on MPH15920,
 - b. Lots 159, 160, 161 and 170 on MPH15915 and
 - c. Lot 1 on MPH22204 ("the Covenant Area")
- (b) In preparing the covenant, the Owner or Applicant must comply with the following requirements, to the satisfaction of Council:



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- (i) The purpose of the covenant is to prevent the individual disposition of the lots for the duration of the approved temporary use.
- (ii) The instrument must be in a form capable of registration for the purpose of section 97A(3)(a) and (c) of the *Land Title Act 1994* (Qld).
- (iii) Where required, the Covenant Area must be shown and identified as a 'Covenant Area' on the face of the survey plan in addition to any covenant descriptor (e.g. Covenant 'A').
- (iv) the Owner or Applicant must provide a draft of the covenant to Council for written approval.
- (v) The parties to the covenant are to be the registered owner ("the Covenantor") of the lots and the Council (as covenantee).
- (vi) The instrument must include provisions relating to the objectives of the covenant to the effect that:
 - (A) That the covenantor acknowledges that the Covenant Areas are used for the Approved Temporary Use;
 - (B) The buildings, or proposed buildings to be built on the lots necessarily requires the use of each other lot as a single, non-resident workforce accommodation facility; and
 - (C) to facilitate the approved use as a single facility, it is critical that no individual disposition of the lots occur until such time as the approved temporary use lapses, the site is rehabilitated and the covenant is released.
- (vii) The instrument must expressly set out, in full, the obligations of the covenantor, each of the requirements set out in the above conditions.
- (viii) If the instrument is requisitioned or refused registration by the Registrar of Titles, the Owner or Applicant must amend the document to include a covenant/s which, as nearly as practicable, addresses the objective sought to be achieved by this condition.
- (ix) The Owner or Applicant must pay for the cost of the preparation, finalisation and registration of the Covenant, including but not limited to any Titles Registry requisition or lodgement fees.
- (x) The Owner or Applicant must provide Council with evidence of the registration of the covenant within 30 days of the registration of the subdivision plan that shows the Covenant Area.



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27. Performance / Security Bond

Prior to the issue of a Development Permit for Building Works

- (1) To secure compliance with Conditions 7, 25 and 26, relating to cessation of the approved use, the Owner or Applicant must provide security to Council.
- (2) The security must be:
 - (a) equivalent to 100% of cost of the rehabilitation and decommissioning work as provided in the rehabilitation and decommissioning plan, required under Condition 25;
 - (b) in the form of an irrevocable and unconditional bank guarantee in favour of Council;
 - (c) for the purpose of securing the removal of all buildings, infrastructure and associated improvements established on the land and any site remediation, including as part of on-site fuel storage and on-site wastewater disposal; and
 - (d) The cost of the preparation of the performance / security bond is to be met in full by the Owner or Applicant.
- (3) The performance/ security bond will be released by Council once the buildings, infrastructure and associated improvements are removed and any site remediation is completed in accordance with the remediation and decommissioning plan, to the satisfaction of Council.

28. Damage to Infrastructure and Land

At all times

Where any part of Council's existing infrastructure or land is damaged as a result of construction activities occurring on the land, including but not limited; mobilisation of heavy construction equipment, stripping, grubbing and vegetation damage, notify Council immediately of the affected infrastructure or land and have it repaired, replaced or reinstated at no cost to Council.

29. Telecommunications and Electricity Supply

Prior to Commencement of Use and at all times

Provide Council with evidence that the proposed development has a connection to a telecommunications network and can be fully serviced by the on-site electricity supply to the satisfaction of Council.



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Advice

1. **Planning Laws**

Information relating to the *Planning Act 2016 (Qld)*, *Planning Regulation 2017 (Qld)* and Development Assessment Rules is located on the Queensland Government's planning website.

2. **Further Approvals Required to Carry out the Development**

The following further approvals are required prior to carrying out the development generally in accordance with the approved plan(s) and drawings:

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

3. **Definitions**

All terms used in this development approval have those definitions as defined under the *Planning Act 2016 (Qld)* and *Planning Regulation 2017 (Qld)* (as at the date of the approval), Queensland Development Code and Croydon Shire Planning Scheme (2019).

To the extent of any inconsistency, the order of precedence of the above instruments is as follows:

- a. *Planning Act 2016 (Qld)*;
- b. *Planning Regulation 2017 (Qld)*;
- c. Queensland Development Code;
- d. Croydon Shire Planning Scheme (2019); and
- e. FNQROC Development Manual.

4. **Food Premises**

Premises proposed for the storage and preparation, handing, packing or service of food must comply with the requirements of the Food Act 2006.

5. **Protection of Historic Cricket Pitch**

No damage is to occur to the Historic Cricket Pitch located on Lot 163 on MPH15915, Lot 9 on MPH22230 and Lot 165 on MPH15915 during the construction phase, ongoing use of the site or during the decommissioning of the site.

6. **FNQROC Regional Development Manual**

Access to FNQROC Development Manual is via the FNQROC website -

<https://www.fnqroc.qld.gov.au/>

Council's Local Laws, Croydon Shire Planning Scheme (2019) and other referenced planning scheme policies are located on Council's website – www.croydon.qld.gov.au.

7. **Weeds, Pest Animals and Ants**

Biosecurity Queensland of the Department of Primary Industries leads the Queensland Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.

8. **Environmental Protection and Biodiversity Act (Cth)**

The *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* (EPBC Act) applies to an action that has, will have, or is likely to have a significant impact on matters of national environmental significance.

Further information on the EPBC Act and a copy of the Significant Impact Guidelines 1.1 – Matters of Environmental Significance (2013) can be obtained from the Department of Agriculture, Water and Environment at



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<https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance>.

9. **Environmental Nuisance**

Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the *Environmental Protection Act 1994* (Qld) to any sensitive receptor as stated within Schedule 1 of the Environmental Protection (Noise) Policy 2019 (Qld).

Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would in the opinion of an Authorised Person (officer) of Council, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the *Environmental Protection Act 1994* (Qld).

10. **Dial Before You Dig**

Undertake a 'Dial Before You Dig' search and all information is to be verified and services located on site. Council accepts no responsibility for damaged assets as a result of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued.

11. **Building Work**

This approval does not approve or authorise the construction of building work. A Development Permit for Building Work must be obtained in order for construction to commence.

12. **Future Compliance**

This approval does not negate the requirement for compliance of any future use with the Croydon Shire Planning Scheme (2019) or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.

13. **Cultural Heritage**

Aboriginal cultural heritage is protected under the *Aboriginal Cultural Heritage Act 2003* (Qld).

Under the Act, a person who carries out an activity must take all reasonable and practicable measures to ensure that the activity is properly managed to avoid or minimise harm to Aboriginal cultural heritage.

The Duty of Care Guidelines provide further guidance on identifying and protecting Aboriginal cultural heritage and can be accessed at the following webpage – <https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care>.

14. **Environmentally Relevant Activity**

All development involving an Environmentally Relevant Activity as defined by the *Environmental Protection Regulation 2008* (Qld) requires that an application for a material change of use for an environmentally relevant activity be submitted to the relevant administering authority (State Government Agency or Croydon Shire Council), in accordance with the *Environmental Protection Act 1994* (Qld) and the *Planning Act 2016* (Qld).



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LAND USE DEFINITIONS*

In accordance with Schedule 24 of the *Planning Regulation 2017*, and Croydon Shire Planning Scheme (2019) the approved land use is defined as:

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Definition	Column 3 Includes the following examples	Column 4 Does not include the following examples
Non-resident workforce accommodation	Non-resident workforce accommodation means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park

*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

RELEVANT ADMINISTRATIVE DEFINITION

In accordance with the Croydon Shire Planning Scheme (2019), the following administrative definition is relevant to the approved land use:

Column 1 Administrative term	Column 2 Definition
Non-resident worker	Non-resident worker means a person who performs work as part of— • a resource extraction project; or • a project identified in a planning scheme as a major industry or infrastructure project; or • a rural use; and lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <i>Example of a non-resident worker—</i> a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements

APPEAL RIGHTS

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are attached as **Appendix 3**.

APPENDIX 1: APPROVED PLAN(S)



NOTES TO THE USER

1. GENERAL NOTES

2. SITE SPECIFIC NOTES

3. GENERAL NOTES

4. SITE SPECIFIC NOTES

5. GENERAL NOTES

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60. SITE SPECIFIC NOTES

61. GENERAL NOTES

62. SITE SPECIFIC NOTES

63. GENERAL NOTES

64. SITE SPECIFIC NOTES

65. GENERAL NOTES

66. SITE SPECIFIC NOTES

67. GENERAL NOTES

68. SITE SPECIFIC NOTES

69. GENERAL NOTES

70. SITE SPECIFIC NOTES

71. GENERAL NOTES

72. SITE SPECIFIC NOTES

73. GENERAL NOTES

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80. SITE SPECIFIC NOTES

81. GENERAL NOTES

82. SITE SPECIFIC NOTES

83. GENERAL NOTES

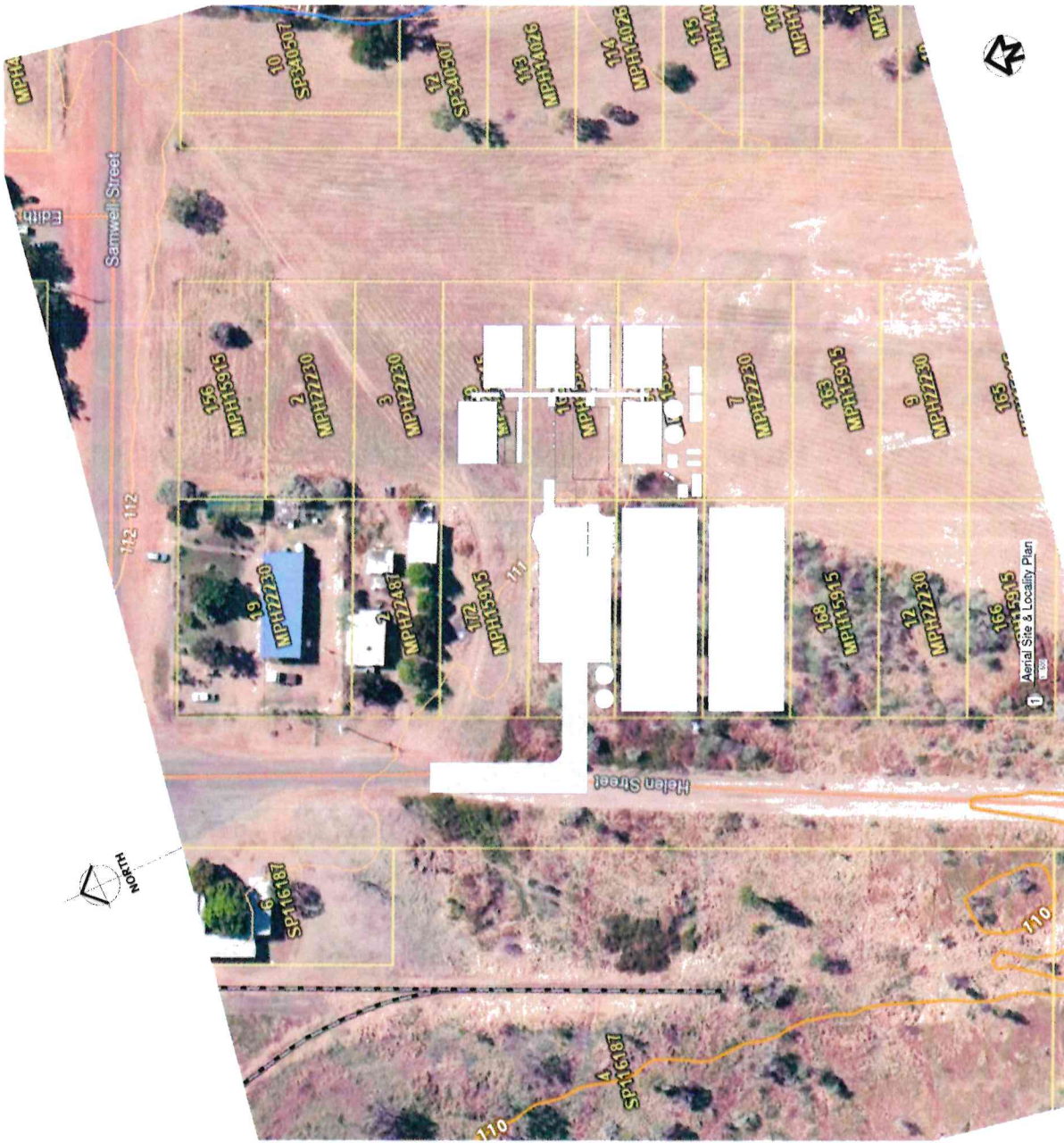
84. SITE SPECIFIC NOTES

85. GENERAL NOTES

86. SITE SPECIFIC NOTES

87. GENERAL NOTES

88. SITE SPECIFIC NOTES



MAX SLADE DESIGNS

100/101 Samwell Street
Croydon VIC 3136
Phone: 03 9594 1111
Email: info@maxsladedesigns.com.au
Website: www.maxsladedesigns.com.au

Client: **Tagalaka Aboriginal Corporation**

Project: **Workers accommodation**

Address: **Helen Street Croydon**

No.	Description	Date
1	Initial site plan	14/11/2023
2	Site plan with boundary lines	14/11/2023
3	Site plan with boundary lines and easements	14/11/2023
4	Site plan with boundary lines, easements and setbacks	14/11/2023
5	Site plan with boundary lines, easements, setbacks and easement information	14/11/2023
6	Site plan with boundary lines, easements, setbacks, easement information and easement information	14/11/2023
7	Site plan with boundary lines, easements, setbacks, easement information, easement information and easement information	14/11/2023
8	Site plan with boundary lines, easements, setbacks, easement information, easement information, easement information and easement information	14/11/2023
9	Site plan with boundary lines, easements, setbacks, easement information, easement information, easement information, easement information and easement information	14/11/2023
10	Site plan with boundary lines, easements, setbacks, easement information, easement information, easement information, easement information, easement information and easement information	14/11/2023

Project number: **M25 - 5082**

Date: **November 2025**

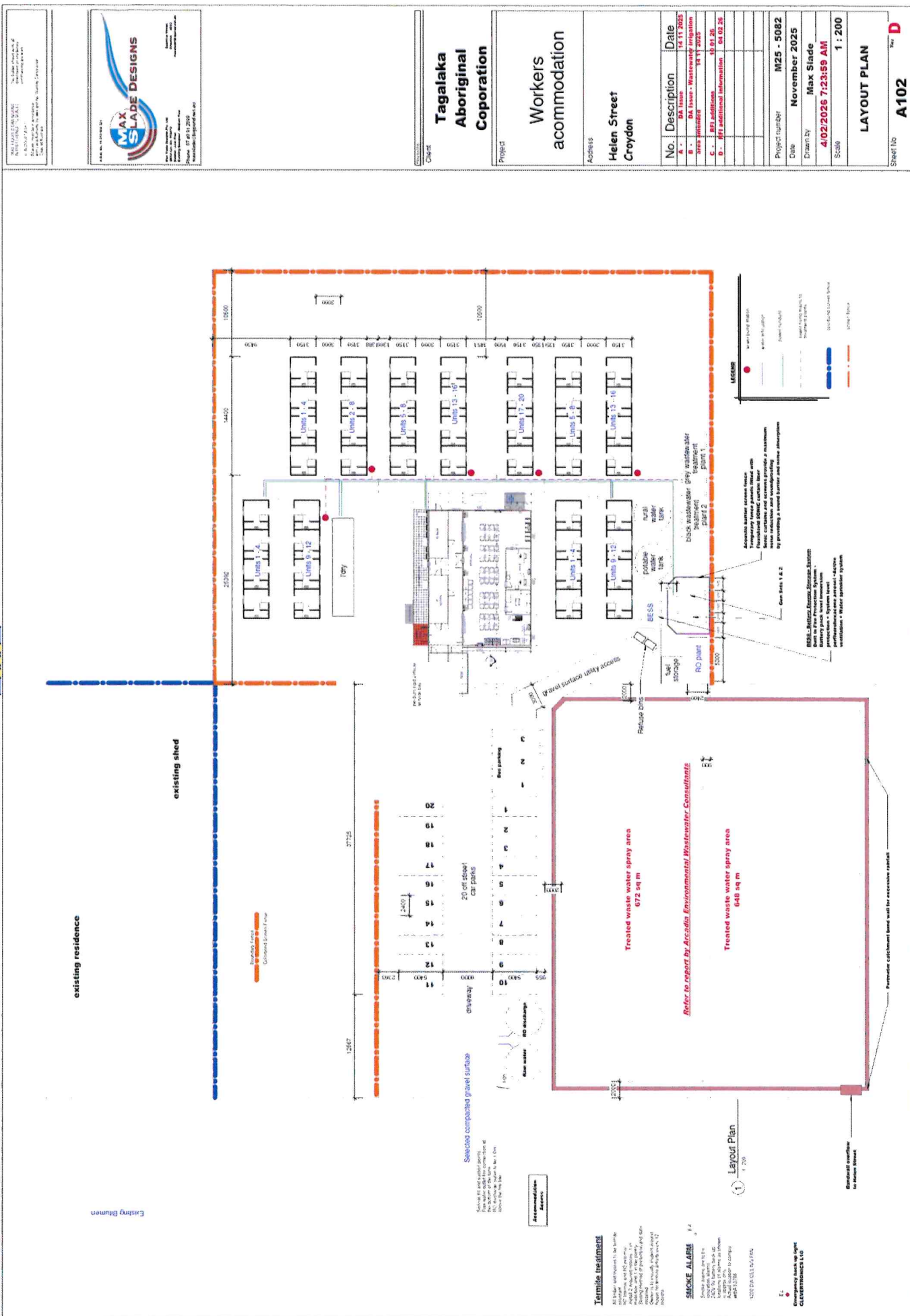
Drawn by: **Max Slade**

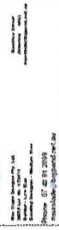
4/02/2026 5:02:35 AM

Scale: **1 : 500**

SITE PLAN

Sheet No: **A101** Rev: **D**





Helen Street
Croydon

No.	Description	Date
A -	DA issue	14 11 2025
B -	DA issue - Wastewater irrigation area bounded	14 11 2025
C -	DAI additions	10 01 26
D -	DAI information	04 02 26

Project number	M25 - 5082
Date	November 2025
Drawn by	Max Slade
	4/02/2026 5:05:47 AM
Scale	1 : 200

Overall Areas Plan

Sheet No **A111** Rev **D**



Overall Area Plan

1 : 200



MAX SLADE DESIGNS
10/11/2025 13:04:11
Project: Tagalaka Aboriginal Corporation
Drawing: Stormwater Management Plan
Scale: 1:200



Client
**Tagalaka
Aboriginal
Corporation**

Project
**Workers
accommodation**

Address
**Helen Street
Croydon**

No.	Description	Date
A -	DA Issue	14/11/2025
B -	DA Issue - Waterworks Implication	14/11/2025
C -	DA Issue - Stormwater Implication	14/11/2025
D -	DA Issue - Road Implication	14/11/2025
E -	DA Issue - Other Implication	14/11/2025

Project number
M25 - 5082

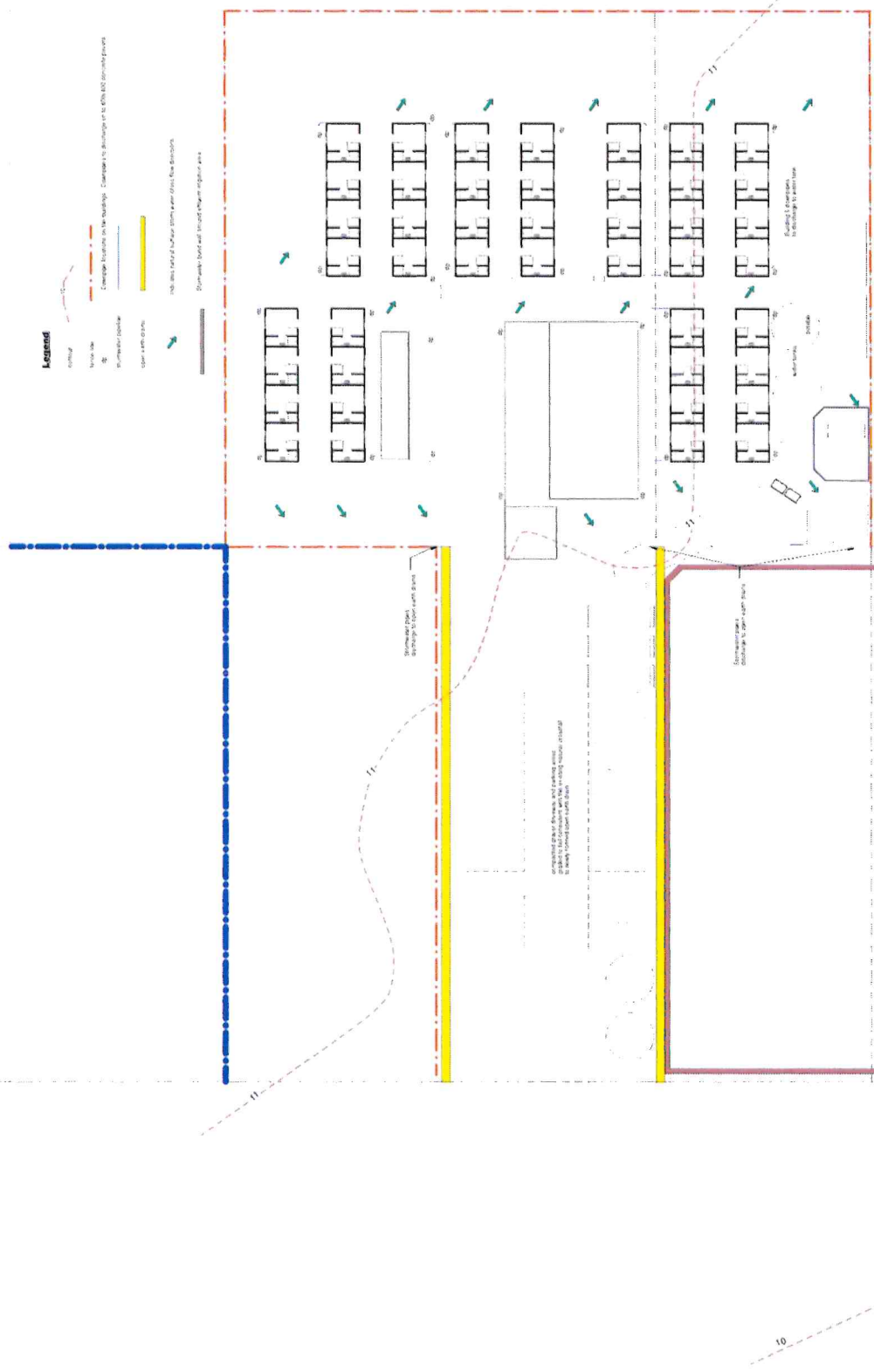
Date
November 2025

Drawn by
Max Slade

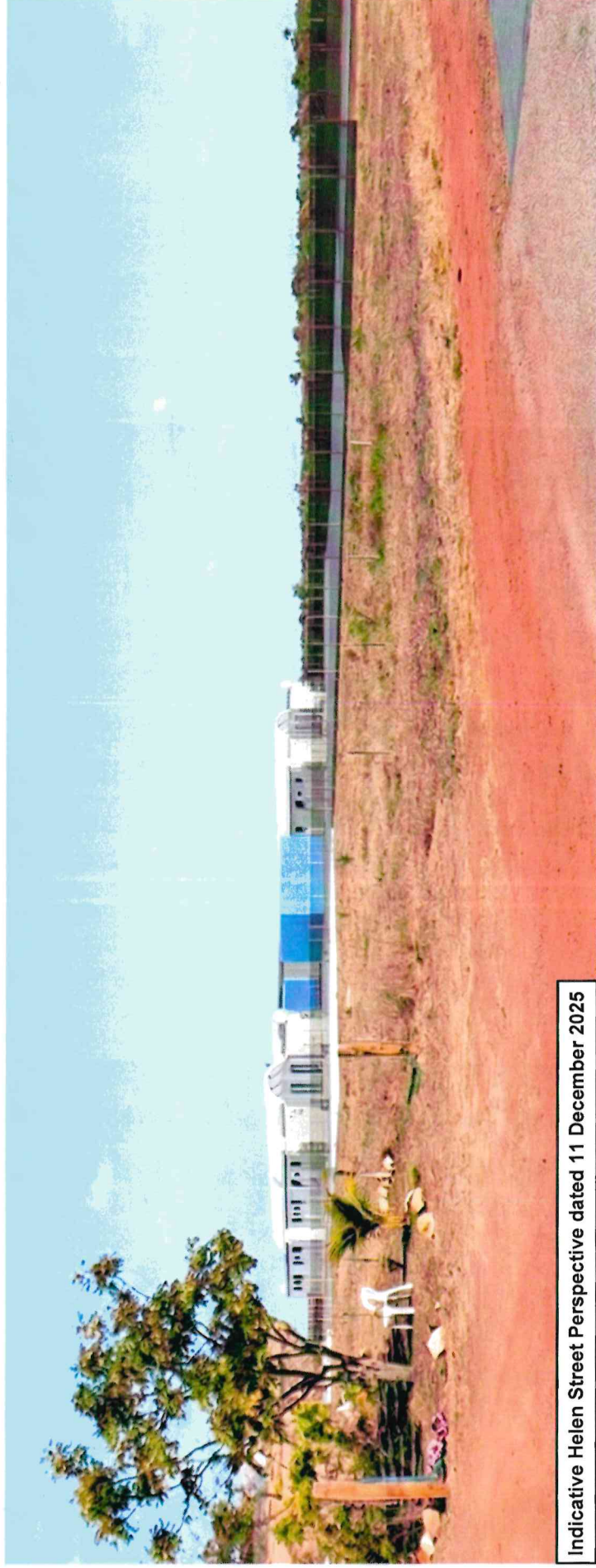
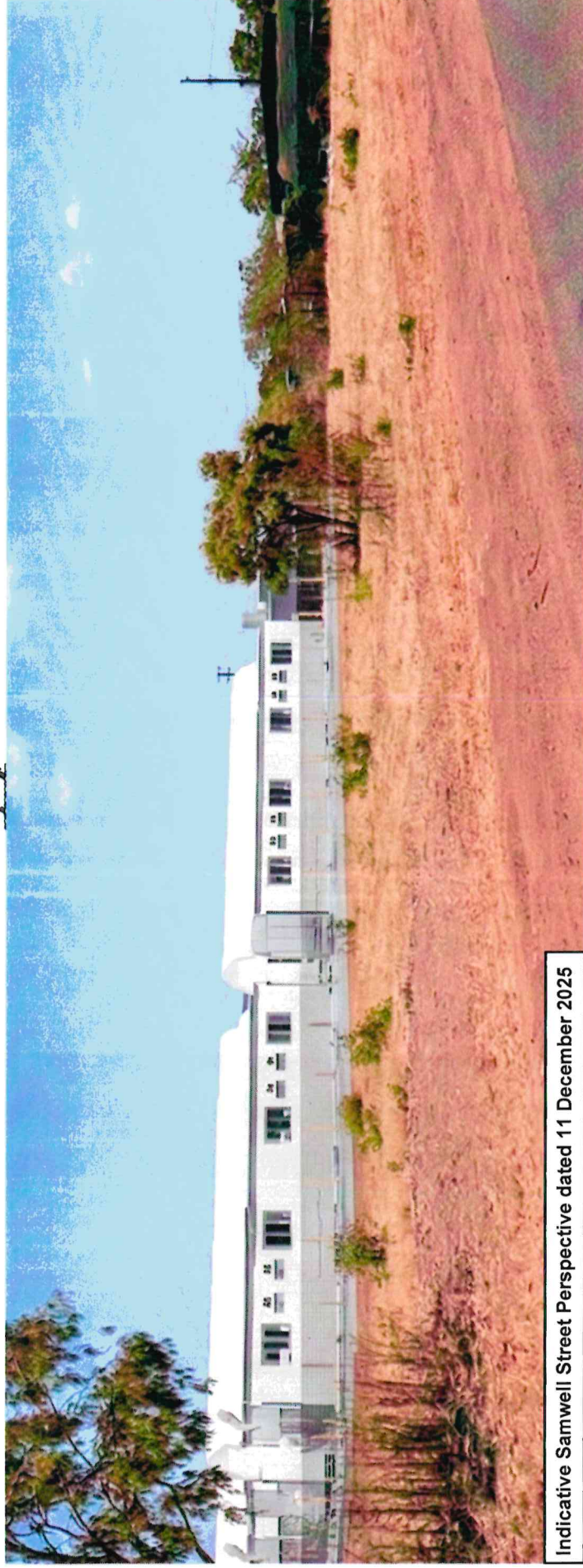
Scale
1:200

Stormwater
Management Plan

Sheet No **A112** of **D**



1 Stormwater Management Plan
1:200





Croydon Shire Council

APPENDIX 2: NOTICE OF INTENTION TO COMMENCE USE

Notice of Intention to Commence Use

DEVELOPMENT PERMIT *Planning Act 2016*

Development Permit	01-12/12/2025
Date of Approval	19 February 2026
Approved Use	Material Change of Use for Temporary Non-resident Workforce Accommodation
Location	28-32 Helen Street and Edith Street, Croydon
Property Description	Lot 12 on MPH15920, Lot 170 on MPH15915, Lot 1 on MPH22204 and Lot 159, 160 and 161 on MPH15915

I/we are hereby notifying Croydon Shire Council of my/our intention to commence the approved use outlined above

on _____ (insert date).

I have read the conditions of the Decision Notice issued and believe that all the applicable conditions have been complied with.

Applicant:

Address:

Contact Phone:

Signature of Applicant/Owner:

Date:



Croydon Shire Council

APPENDIX 3: APPEAL RIGHTS

Planning Act 2016

Schedule 1

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

- (a) the P&E court; or
- (b) a tribunal.

Note—

For limitations on appeal rights in relation to a development approval for development requiring social impact assessment, see section 106ZJ.

(2) However, table 1 applies to a tribunal only if the matter involves—

- (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
- (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
- (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
- (d) a development condition if—



Croydon Shire Council

Planning Act 2016

Schedule 1

- (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the *Plumbing and Drainage Act 2018*; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or



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Planning Act 2016

Schedule 1

- (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications
For a development application other than an excluded application, an appeal may be made against—
(a) the refusal of all or part of the development application; or
(b) the deemed refusal of the development application; or
(c) a provision of the development approval; or
(d) if a development permit was applied for—the decision to give a preliminary approval.



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Planning Act 2016

Schedule 1

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.			



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Planning Act 2016

Schedule 1

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications For an extension application other than an extension application called in by the Minister or made to the chief executive under section 87A, an appeal may be made against— (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application.			



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Schedule 1

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or <i>Examples of errors in applying an adopted charge—</i> - the incorrect application of gross floor area for a non-residential development - applying an incorrect ‘use category’, under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			



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Planning Act 2016

Schedule 1

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			



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Planning Act 2016

Schedule 1

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government
7. Enforcement notices under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2 Appeals to the P&E Court only
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.



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Planning Act 2016

Schedule 1

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application



Croydon Shire Council

Planning Act 2016

Schedule 1

Table 2 Appeals to the P&E Court only			
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			

Current as at 18 July 2025

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Authorised by the Parliamentary Counsel



Croydon Shire Council

Planning Act 2016

Schedule 1

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			



Croydon Shire Council

Planning Act 2016

Schedule 1

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision			
3 If the decision is to amend the registration of premises to include additional land in the affected area for the premises—an owner or occupier of premises within the additional land who is dissatisfied with the decision			



Croydon Shire Council

Planning Act 2016

Schedule 1

Table 2 Appeals to the P&E Court only			
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3 Appeals to a tribunal only
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.



Croydon Shire Council

STATEMENT OF REASONS

The following information is provided in accordance with Section 63 of the *Planning Act 2016*.

Development Application:	1-12/12/2025
Property Address:	28-32 Helen Street And Edith Street, Croydon
Property Description:	Lot 12 on MPH15920, Lot 170 on MPH15915, Lot 1 on MPH22204 and Lots 159, 160 and 161 on MPH15915
Application Proposal:	Material Change of Use – Temporary Non-resident Workforce Accommodation
Approved:	Ordinary Meeting on 19 February 2026
Planning Scheme:	Croydon Shire Planning Scheme 2019

REASONS FOR DECISION

The reasons for this decision are:

1. The proposed development has been assessed in accordance with the provisions of the Croydon Shire Planning Scheme (2019) and is considered to generally comply with the applicable assessment benchmarks of the applicable codes.
2. In assessing the proposed development, conditions have been imposed to ensure compliance with the Assessment Benchmarks of the Croydon Shire Planning Scheme (2019).
3. The proposed development is consistent with the anticipated development for the Township Zone (Residential Precinct).
4. The proposed development has demonstrated that potential impacts on the residential amenity of the surrounding area are minimised and can be managed by conditions of approval;
5. The proposed development has been designed to respond to the constraints of the site and to minimise potential amenity impacts on surrounding properties.

LEGISLATIVE FRAMEWORK

Statutory Planning Considerations

State Planning Policy	All the relevant State interests have been appropriately reflected in Croydon Shire Planning Scheme (2019).
-----------------------	---

Matters Prescribed by Regulation

Schedule 9 of the Planning Regulation 2017	The application is not for Building Works.
Schedule 10 of the Planning Regulation 2017	Referral to the State Assessment and Referral Agency (SARA) was not required for the application.
Schedule 12A of the Planning Regulation 2017	The application is not for Reconfiguring a Lot into 2 or more lots and the construction or extension of a road.



Croydon Shire Council

LOCAL CATEGORISING INSTRUMENT

Strategic Framework Assessment

The development is subject to Code Assessment and therefore assessment against the Strategic Framework of the Croydon Shire Planning Scheme (2019) is not required, in accordance with section 45 (3) of the *Planning Act 2016*.

Relevant Assessment Benchmarks of Croydon Shire Planning Scheme (2019)

Where non-compliant with an Outcome of a relevant benchmark, a performance-based assessment has been undertaken, as detailed below.

TOWNSHIP ZONE CODE	ASSESSMENT RESPONSE
PO1 Buildings and structures are setback from front, side and rear boundaries generally consistent with: - the intended form, function and character of development in the Township zone or precinct; - prevailing setbacks of existing development in the zone or precinct; and amenity outcomes for adjoining development, streetscapes and public spaces.	It is noted that the temporary use will operate on the six (6) lots as an integrated development for the approved period of up to eighteen (18) months. The temporary use is also subject to a condition to require the subject site to be amalgamated into a single lot or to be subject to a covenant to prevent the lots from being sold during the approved use period. Within the Residential Precinct buildings and structures are required to have a minimum setback of 6m at the front and 2m from the side and rear boundaries. It is acknowledged that the integrated development on the subject site exceeds the minimum setbacks to the front (Helen Street), side and rear (Edith Street) boundaries. To address the residential amenity outcomes for the surrounding land uses, the development will be subject to an Operational Management Plan to address impacts on surrounding land uses. The development is required to fenced and landscaped as part of Condition 22.
GENERAL DEVELOPMENT CODE	
PO6 Landscaping is provided to enhance the visual appeal of development and soften the appearance of the built form. The majority of landscaping is to be undertaken on the principal street frontage of the development.	The minimum required landscaping for the subject site is 10%. The Layout Plan does not show any landscaping on the subject site. This non-compliance has been addressed by way of a Condition of Approval requiring the provision of a Fencing and Landscaping Plan to Council.
PO8 The proposed development accommodates sufficient car parking on site to meet the peak parking demand of the use at any point in time.	The proposed development requires the provision of 53 car parking spaces. The proposed development seeks dispensation for the provision of twenty (20) car parking spaces and 3 x 12-seater bus parking spaces. This represents a reduction of 23 car parking spaces. On the basis that the on-site residents will travel to the site on a FIFO basis and will be transported to the mine site via the proposed 3 x 12-seater buses and the other vehicles stored on site, it is submitted a reduction in the on-site car parking requirement can be permitted. The development will be required to manage all loading and unloading within the on-site car parking area and that no vehicles



Croydon Shire Council

	are to be parked or stored in the Council road reserve. These requirements are addressed by a Condition of Approval.
PO13 All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.	Due to the temporary nature of the proposed development, the use will not be connected to Council's reticulated water supply network. The proposed development will provide an on-site water storage and waste water treatment system in accordance with required standards. These requirements are addressed by a Condition of Approval.
PO21 Development: (a) identifies matters of state environmental significance as identified in SPP mapping –Environment and Heritage, Biodiversity; (b) facilitates the protection and enhancement of matters of state environmental significance; and (c) protects and enhances ecological connectivity. Note: Where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance with the <i>Environmental Offsets Act 2014</i> .	The proposed development includes a waste water treatment system and a bunded and fenced area for the dispersal of the treated waste water. The proposed waste water treatment system and treated water dispersal area is subject to Waste Water Management Plan as part of a Condition of Approval.
PO37 The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.	In the context of the subject site and the surrounding road network, the following aspects are noted in relation to boundary setbacks:- - the front boundary is described as Helen Street (minimum setback 25m); - the rear boundary is described as Edith Street (minimum setback 25m); - the side boundaries are described as the lots adjoining the subject site to the north and south (minimum setback 15m). The rear boundary setback to Edith Street is 10.5m which is substantially less than the 25m nominated in the Acceptable Outcome (rear boundary) The unit blocks located on Lot 159 on MPH15915 are setback 3.6m to the northern side boundary and 8m to the vacant lot (Lot 172 on MPH15915) adjoining to the west. It is further noted that the location of the "western" unit block located on Lot 159 on MPH15915 is setback approximately 8.6m to Lot 2 on MPH22487 (containing a dwelling house with frontage to Helen Street). The unit blocks located on Lot 161 on MPH15915 are setback 9.3m to the southern side boundary. These setbacks are shown by the Diagram 1. To maintain the residential amenity of the surrounding area, it is required that the subject site is surrounded 1.8m high solid screen fence (excluding the Helen Street frontage) and that on-site landscaping is provided in accordance with Council's requirements. This requirement is addressed by way of a Condition of Approval.



Croydon Shire Council

DIAGRAM 1

