



Croydon Shire Council

22 December 2025

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

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

Dear Sarah,

RE: INFORMATION REQUEST

Pursuant to Section 12 of the Development Assessment Rules (v3.0) (DA Rules).

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:	Non-resident Workforce Accommodation
Council Reference:	01-12/12/2025

Preliminary

There are a number of outstanding matters, as detailed below, that Council and assisting consultants require to be addressed prior to progressing with the assessment.

In accordance with Part 3 (Information Request) of the DA Rules, the following information is requested in order to complete an appropriate assessment of the proposal.

Engineering Matters

1. Acoustic Report

The Applicant is requested to provide an Acoustic Report, prepared by a suitably qualified and experienced professional, to predict noise impacts anticipated to be generated from the use upon the surrounding existing and potential noise sensitive receptors (including on-site accommodation). This assessment is to include all relevant on-site equipment and, in particular, the proposed on-site power generators.

The methodology and scope of the Acoustic Report is to be in accordance with the relevant Australian Standard and Environmental Protection Act 1994.

Any mitigation measures to protect existing and potential noise sensitive receptors are to be considered in the reporting, including the timing for the installation of the mitigation measures, and shown on relevant plans.

2. Use of Power Generators

Provide the basis for the use of on-site power generators given the availability of reticulated power supply within Helen Street.



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3. Fuel Storage for Generators

In relation to the storage of generator fuel on the site, provide information on:-

- a) the volume of fuel;
- b) reserve capacity should the supply not be able to be replenished due to weather conditions;
- c) method of storage;
- d) bunding arrangements;
- e) fume and odour mitigation measures; and
- f) safety separation distances from the on-site accommodation.

4. Stormwater Management Plan

Provide a Stormwater Management Plan (SMP) prepared by a suitably qualified and experienced professional to address:-

- a) the management of stormwater discharge generated by the proposal; and
- b) management and mitigation on upstream and downstream impacts;

5. Wastewater Management Plan

Provide a Wastewater Management Plan (WWMP) prepared by a suitably qualified and experienced professional to address the design, capacity and compliance requirements of the proposed on-site wastewater disposal.

Advice Note:

The following particular concerns are identified by Council and are to be addressed as part of the Wastewater Management Plan:-

- a) the potential impacts on the existing aquifer located to the west of Helen Street, given that this may provide a future township water supply;
- b) separation requirements between spray irrigation and sleeping, general public and eating areas;
- c) storage requirements during extended periods of rainfall greater than 5mm per day.
- d) Review of calculations to ensure the proposed area matches the requirements for 44 bedrooms and ancillary uses.
- e) the investigations for the WWMP are to include detailed site and soil assessment;
- f) the containment of treated wastewater within the site given the proposal to use above ground irrigation;
- g) reinstatement of the site following the removal of the waste water treatment infrastructure after the nominated cessation of the use; and
- h) the assessment of the on-site waste water treatment thresholds to determine if approval is required for an Environmentally Relevant Activity.

6. Odour

Advice from a suitably qualified and experienced professional on the potential impacts of odours generated by the operation of on-site waste water treatment facility on both residents within the proposal and surrounding existing and potential sensitive uses.

This advice is to include any mitigation measures to be implemented.



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7. Water Supply

In relation to the storage of raw water on the site, the Applicant is to provide further calculations to determine:-

- a) the volume of raw water required each day; and
- b) reserve capacity requirements including risk management strategy should there delays in replenishment due to weather conditions, truck breakdowns, or raw water quality and quantity issues;

8. Water Source

Given that the proposal is not intended to be connected to Council's reticulated water supply, the Applicant is requested to advise on quality and quantity of the intended rural water" / "raw water" source.

Advice Note:

It is understood there are issues with excessive fluoride (and heavy metals) in most of the groundwater sources within the Applicant's Mining Lease.

9. Service Access

The Applicant is to provide details on the truck access including turning movements and general proposed arrangements to discharge generator fuel and water into on-site storage tanks.

10. Carpark and Hardstand Pavements

Provide confirmation that all pavements and hardstand areas are to be designed in accordance with Austroads standards including requirements for pavement depth and consideration of sealing to protect against surface damage from screwing traffic, suppression of dust and mitigation of ongoing wet season maintenance.

Advice Note:

Council has the expectation that the extension to Helen Street and the proposed on-site parking area will be fully sealed by the Applicant.

11. On-site Car and Bus Parking

The applicant is to provide appropriate calculations and reasoning for the proposed:-

- a) Number of parking spaces
- b) Design layout including aisle width; and
- c) Access road alignment and width.

12. Rubbish Disposal

The location of the on-site rubbish disposal is to be shown on the site plan and arrangements for rubbish collection are to be identified.



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13. Landscape Plan

Provide a Landscape Concept Plan to show:-

- a) general extent of on-site landscaping;
- b) the location of screen and barrier fencing;

Advice Note

The informal access to the site by vehicles and pedestrians via Edith Street is to be excluded by the provision of suitable fencing along the Edith Street frontage and side boundaries. Helen Street is to be identified as the access point to the proposal.

14. Cessation of Use

The supporting Town Planning Report for the application notes that:-

"The facility will provide temporary accommodation for Jubilee Metals Ltd workforce, while a more permanent workforce camp is being constructed on another site. This current site is projected for 18 months, and will cess (sic) in 2027. All buildings, footings, and infrastructure will be removed from site with the use's cessation, and the site will be returned to its original condition as vacant land." (page 3)

The Applicant is requested to advise on the intended action to be undertaken in relation to the Development Approval and any associated approvals at the cessation of the use.

15. Amalgamation of Titles

The supporting Town Planning Report has noted that the subject site comprises six (6) lots and the following comment is noted:-

"These lots would be amalgamated if the proposal was for a permanent facility, however as the use is temporary, it will be spread over these six existing, adjoining titles, whilst avoiding any building footprints over property boundaries." (page 2)

The Applicant is requested to advise on the intended action to be undertaken in relation to the amalgamation of the lots should the use continue after the nominated cessation date of 2027.



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16. Operational Management Plan

Council has identified concerns in relation to the general operation and management of the use in order to mitigate impacts on the proposed accommodation uses, the surrounding sensitive uses and the Croydon Township in general.

The Applicant is requested to provide a copy of the Operational Management Plan for the proposal.

Advice Note:

The matters identified (but not limited to) that should be addressed by the Operational Management Plan include:-

- a) *Expertise required to appropriately operate critical plant including ongoing maintenance, testing requirements and unplanned breakdown strategies:-*
 - i) *electrical generation,*
 - ii) *potable water plant.*
 - iii) *wastewater plant,*
 - iv) *wastewater irrigation fields*
- b) *Re-supply strategies for generator fuel and raw water supply including breakdowns and severe weather.*
- c) *Testing of raw water, potable water and wastewater quality.*
- d) *Security / separation requirements*
- e) *Pavement maintenance*
- f) *Property and landscape maintenance*
- g) *Food preparation and cleanliness*

17. Lease Agreement

The supporting Town Planning Report has advised that:-

“Jubilee Metals Ltd is entering into a lease arrangement with TAC for use of the site for the duration of construction period of the more permanent workers accommodation facility.” (page 3)

Council requests to be provided with a copy of this lease agreement (without disclosing matters of commercial in confidence) to ensure that there are no inconsistencies between the potential conditions of approval and the terms of the lease.



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Responding to this Information Request

As an applicant this application may be responded to by giving Council:-

- a) all of the information requested; or
- b) part of the information requested; or
- c) a notice that none of the information will be provided.

When submitting your response to the Information Request to Council, please indicate within your response if you have provided all, part of or none of the required information, as per Part 3 of the Development Assessment Rules.

In accordance with Part 3 of the DA Rules, if the applicant does not respond to the Information Request within three (3) months, Council's assessment will continue without the benefit of this information.

Request for Further Advice

In accordance with Section 35 of the DA Rules, Council in the role of Assessment Manager, may at any time before the application is decided, give further advice about the application to the Applicant.

Should you require any further information or assistance, please contact Jacqui Cresswell on (07) 4748 7100 or Nick Hardy of Hardy Town Planning and Consulting on 0412 756 622.

Yours Faithfully

Stephen Frost
Acting Chief Executive Officer