

Our ref: 240103
Council ref: MCU2023/0005.02

1 October 2024

The Chief Executive Officer
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

Attention: Development Assessment
Via email: mail@charters Towers.qld.gov.au

Dear Assessment Manager,

RE: Request for Change to Approval Conditions
Development Permit for Material Change of Use - Non-resident workforce accommodation
13 Church Street, Greenvale
Lot 156 on SP120466
Council Ref: MCU2023/0005.02

This correspondence is made on behalf of UGL Pty Limited in relation to the abovementioned permit and the operational cease date (Sunset Clause) of the Material Change of Use permit for Non-resident workforce accommodation. In support of the application, please find enclosed Landowner's Consent.

Payment of **\$350.00** will be made upon Council issuing the relevant tax invoice.

Recent Approval History

The subject site known as Greenvale Worker's Camp, originally received approval for a Material Change of use for Non-resident workforce accommodation (80 rooms) on 25 May 2023. The use commenced and is currently operating.

On 22 May 2024, Council issued a Changed Decision Notice approving a minor change. The changes agreed to as part of the minor change approval included:

- (1) Amending the timing of Condition 3 so that the use is ceased by 31 December 2024; and,
- (2) Amending the timing of Condition 4 to require buildings and structures to be removed from the site by 31 March 2025.

Further, on 25 July 2024, Council issued another Changed Decision Notice permitting an increase in the number of accommodation from 80 rooms to 128 rooms.

Project Status

The Greenvale Worker's Camp is relevant to the Genex Kidston Connect Project. Due to the unexpectedly longer wet season earlier this year there has been a delay in construction due to unsuitable construction conditions. As such, and in relation to the need for additional accommodation, construction is moving forward to finalise the project with more crews on the ground. However, despite the increase in crew and progress made to date,

further time is required to deliver the project and in turn, the accommodation facilities will be required for longer.

Change to Application

In accordance with **Section 78** of the *Planning Act 2016* we submit a request for a Minor Change to the Development Permit to have conditions modified as follows:

Condition 3: *The use of Non-resident workforce accommodation must cease on or before 31 August 2025 unless otherwise agreed by the Council.*

Condition 4: *All buildings and structures must be removed and the site returned to pre-development condition unless otherwise agreed by Council. Timing: By 30 November 2025*

The request is made on the basis that the accommodation is now required to operate into 2025 to ensure completion of the project. It is anticipated that the accommodation requirement will end in mid-2025, but to provide some flexibility, it is requested that the Sunset Clause be extended to the end of August 2025, with the removal of related buildings and structures to be completed by the end of November 2025.

Please note there are no further changes required to any other Conditions nor the Approved Plans.

We trust this correspondence provides you with sufficient information in relation to the proposal and we look forward to receiving a positive decision from Council at your earliest convenience.

Should you have any further questions in relation to this matter (written advice request or minor change request), please feel free to contact me directly.

Yours faithfully,

ADAMS + SPARKES
TOWN PLANNING

A handwritten signature in black ink, appearing to read 'Pete Sparkes', with a stylized flourish extending to the left.

Pete Sparkes
DIRECTOR

Encl: Landowner's Consent & DA Form 5

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	UGL Pty Limited
Contact name (only applicable for companies)	C/- ADAMS + SPARKES Town Planning (Pete Sparkes)
Postal address (P.O. Box or street address)	PO Box 1000
Suburb	BUDDINA
State	QLD
Postcode	4575
Country	AUS
Email address (non-mandatory)	admin@astpd.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	210403

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		13	Church St	Greenvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4816	156	SP120466	Charters Towners
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application
- ☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Charters Towers Regional Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCU2023/0005.02	25/07/2024	CTRC
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Minor change to two (2) conditions of approval.

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application ☒ Yes

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

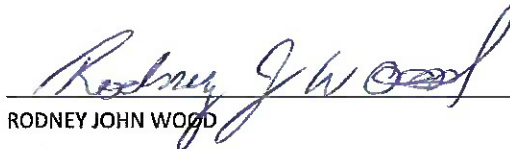
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



LANDOWNER'S CONSENT

Minor Change seeking extension to operating cease date for;
Development Permit for Material Change of Use to establish non-resident workforce accommodation, at;
13 Church Street, Greenvale
Lot 156 on SP120466

We, **RODNEY JOHN WOOD** and **KERRI LYNETTE WOOD**, the registered owners of the premises identified above, consent to the making of the minor change application under the *Planning Act 2016* by **ADAMS + SPARKES Town Planning**.

 (signature)
RODNEY JOHN WOOD

Signed on the 23 day of Sept, 2024.

 (signature)
KERRI LYNETTE WOOD

Signed on the 23 day of Sept, 2024.