



WEIPA TOWN AUTHORITY POLICY

Material Change of Use &/or Sale of Rio Tinto Land

Policy Number: WTA – P – TP02
Version: 1.0

Date Adopted: 18/04/08
Review Date: 18/04/11

INTENT

The intention of this policy is to outline the process applicable to the Material Change of Use and sale of Rio Tinto land being both mining lease and freehold lands.

As Weipa Town Authority (hereafter referred to as WTA) is the local governing body for all land within the Weipa Town Boundary regulation of all uses of land within this area is the responsibility of the WTA. WTA has the right to approve or decline applications for Material Change of Use, and/or sale of lands that would normally be considered public or community land.

This policy shall also be used for the purpose of free holding existing Rio Tinto residential homes to ensure services easements are noted prior to free holding and sale. Where ever possible no additional financial burden should be passed onto the ratepayers.

POLICY

Guidelines for the approval to Material Change of Use and/or proposed sale of land.

Application Material Change of Use

- Rio Tinto Alcan Weipa (RTAW) lodge expression of interest with Weipa Town Authority (WTA) including a copy of survey plan that is marked up showing area of interest.

WTA assessment

The WTA will give consideration to the expression of interest by assessing as follows;

- Determine whether or not the area in question will be impacted upon by future Town development
- Determine what underground services, water, sewer, power or Telstra services exist within the area to be released.
- Determine whether easements will be required in favour of the Local Authority if the land is approved for release by the WTA
- Decide whether or not land is to be released by the WTA
- If required submit to WTA for approval to proceed.

Approval to proceed with application

Material Change of Use &/or sales will not proceed unless approved by the WTA

- WTA will advise Rio Tinto Alcan Weipa of any required easements or special conditions
- If not approved for release, the WTA will notify Rio Tinto Alcan Weipa in writing
- If approved, the WTA will advise Rio Tinto Alcan Weipa in writing



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Material Change of Use process

Subject to WTA approval, Rio Tinto Alcan Weipa (RTAW) will proceed as follows;

- Submit "Form 1 Development Application Part A-Common Details & Part F-Reconfiguring a Lot" with survey plan of the land, these forms can be accessed at Town Office front counter or the following web site, www.ipa.qld.gov.au / application forms / parts A – R.
- Confirm purchaser wishes to proceed with expressed interest to buy extra land
- Arrange for survey of area through Land Services (Qld) Pty Ltd
- RTAW/Purchaser to pay all costs associated with the survey not the WTA

Material Change of Use approval

If required, resubmit to WTA members for approval

- WTA will advise Rio Tinto Alcan Weipa of any required easements or special conditions
- Issue Development approval in writing to Rio Tinto Alcan Weipa.

Sale of Land

Rio Tinto Alcan Weipa will proceed as follows;

- Commission survey of existing land that is being purchased and register survey plan with DME
- Notify purchaser when survey plan has registered
- Sign sales contract for property as new survey plan
- Lodge surrender application with DME
- Where applicable, have easements registered against title once freehold has issued to RTA
- Where easements are applicable, settlement cannot take place until easements are registered against freehold title
- Creation of easements will be at no cost to the WTA
- At contract settlement, title passes to purchaser