



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1355

13 April 2023

NKM (Aust) 2 Pty Ltd
C/- Zone Planning Group
Att: Ms Shaunte Farrington
PO Box 5332
GLADSTONE QLD 4680

Email: sfarrington@zoneplanning.com.au

Dear Ms Farrington

S89(1)(a) Approval of PDA development application

**PDA Development Permit for a Material Change of Use for Multiple Residential (Duplex)
at 4 Bamba Street, Tannum Sands, described as Lot 183 on SP289420**

On 13 April 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Tannum Sands	
Site address	4 Bamba Street, Tannum Sands	
Lot on plan description	Lot number	Plan description
	Lot 183	SP289420
PDA development application details		
DEV reference number	DEV2022/1355	
'Properly made' date	24 November 2022	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Multiple Residential (Duplex)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: • Material Change of Use for Multiple Residential (Duplex)	
Decision date	13 April 2023	
Currency period	6 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Site and Drainage Plan, prepared by Wealth Managers Australia	22L183BA, Issue 3, Sheet 1 of 4	22 February 2023
2.	Ground Floor Plan, prepared by Wealth Managers Australia	22L183BA, Issue 3, Sheet 2 of 4	22 February 2023
3.	Elevation 1 and Elevation 2, prepared by Wealth Managers Australia	22L183BA, Issue 3, Sheet 3 of 4	22 February 2023
4.	Elevation 3 and Elevation 4, prepared by Wealth Managers Australia	22L183BA, Issue 3, Sheet 4 of 4	22 February 2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a landscape architect registered by the Australian Institute of Landscape Architects.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA development conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times
3.	Electric Vehicle Readiness Each dwelling is to include a separate dedicated electrical circuit (conduit and wiring) with a minimum of 20-amp supply into the garage or carport to enable the installation of Electric Vehicle Supply Equipment. Where not used for Electric Vehicle Supply Equipment at the time of installation, the circuit is to be fitted with a minimum 20-amp GPO outlet for future connection.	Prior to commencement of use
Construction Management		
4.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
5.	Sewer connection Connect the approved development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
6.	Stormwater connection Connect the development to a lawful point of discharge in accordance with Council's current adopted standards.	Prior to commencement of use
7.	Vehicle access Construct the vehicle crossovers located generally in accordance with the approved plans and designed generally in accordance with Council's adopted standards.	Prior to commencement of use
8.	Electricity Connection Connect the development to the existing electricity reticulation network in accordance with Ergon's current adopted standards.	Prior to commencement of use
9.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
10. Broadband	a) Submit to EDQ IS written agreement from an authorised telecommunication service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
11. Public Infrastructure – Damage, Repairs and Relocation	Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
12. Landscape Works	a) Submit to EDQ IS detailed landscape plans, certified by an AILA, illustrating the extent of landscaping for each unit and the overall site interface with the streetscape. The plans must where relevant: • Include the location of existing street trees and verge landscaping treatments. If the existing street trees are impacted by driveway locations, a new street tree is to be provided in an agreed location; • Include an area of soft landscaping in front of each unit and located within the front setback; • Ensure landscaping maintains visibility along pathways, driveways and to front entries; • Include species which are low maintenance and water-wise; • Ensure species are selected taking into account the location of overhead or underground services; • Ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight; • Identify opportunities for water infiltration to be maximised on-site through landscaped areas and permeable paving where possible; • Ensure surface water for any hard stand areas does not drain to adjoining units/allotments. b) Construct the works in accordance with the submitted Landscape Plans from part a) of this condition. c) On completion of the works, provide to EDQ IS, written certification by an AILA, that the completed landscaping complies with this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use c) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
Infrastructure Charges		
13.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans to Council detailing the GFA must also be provided at the time of payment.	In accordance with the IFF

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****