



Department of
State Development and Infrastructure

Our ref: DEV2022/1359
Your ref: ZZ22181

11 January 2024

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 material change of use for multiple residential (triplex) at 3 Marloo Drive, Tannum Sands, described as Lot 180 on SP289420

On 11 January 2024, 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Tannum Sands	
Site address	3 Marloo Drive, Tannum Sands	
Lot on plan description	Lot number	Plan description
	Lot 180	SP289420

PDA development application details	
DEV reference number	DEV2022/1359
'Properly made' date	23 November 2023
Type of application	☒ PDA development application for: ☒ Material change of use ☒ Development permit
Proposed development	Multiple Residential (Triplex)

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 (Triplex)
Decision date	11 January 2024
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	22L1 80AU Issue 7 Sheet 1 of 3	19/04/2023
2.	Ground Floor Plan, prepared by Wealth Managers Australia	22L1 80AU Issue 7 Sheet 2 of 3	19/04/2023
3.	Elevation 1, 2, 3 & 4, prepared by Wealth Managers Australia	22L1 80AU Issue 7 Sheet 3 of 3	19/04/2023

Abbreviations, and Definitions

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.

BFP means Building Format Plan.

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.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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

DSDI means the Department of State Development and Infrastructure.

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.

EP Act means the *Environmental Protection Act 1994*.

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).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

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 a) Developer to perform necessary searches to locate all existing services in road reserve b) 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.	a) Prior to commencement of works b) Prior to commencement of use
Landscape Works		
12.	Landscape Works – Compliance Assessment a) Submit to EDQ DA 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; • Demonstrate a legible connection from the footpath to the pedestrian entrance of each dwelling; • Identify screened bin storage locations for each dwelling, where external to the building; • 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;	a) Prior to commencement of landscape works

PDA development conditions		
No.	Condition	Timing
	• 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.	b) Prior to commencement of use c) Prior to commencement of use
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 ****