



Our ref: DEV2025/1593

29 May 2025

NKM (Aust) 2 Pty Ltd
C/- Zone Planning Group
Attn: 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 Application DEV2025/1593 for a Development Permit for a Material Change of Use for Multiple Residential (2 dwelling units) at 2 Bamba Street, Tannum Sands described as Lot 184 on SP289420

On 29 May 2025, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.qld.gov.au, who will 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 PDA	
Site Address	2 Bamba Street, Tannum Sands	
Lot on Plan Description	Lot Number	Plan Description
	Lot 184	SP289420
PDA Development Application Details		
DEV Reference Number	DEV2025/1593	
'Properly made' Date	24 February 2024	
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	Multiple Residential (2 dwelling units)	
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	
Decision Date	29 May 2025	
Currency Period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment	
Manager	Jennifer Sneesby, Manager – Development Assessment	
Engineer	Jack Landsberg, Principal Technical Officer – Infrastructure Solution	
Delegate	Brandon Bouda, A/Director – Development Assessment	

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	24L184BA, Issue 6 Sheet 1 of 12	14/4/2025 (Amended in Red by EDQ)
2.	Elevations, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 2 of 12	14/4/2025
3.	Ground Floor Plan – Dwelling A, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 3 of 8	14/4/2025
4.	Elevations – Dwelling A, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 4 of 12	14/4/2025
5.	Elevations – Dwelling A, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 5 of 12	14/4/2025
6.	3D Views – Dwelling A, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 7 of 8	14/4/2025
7.	Ground Floor Plan – Dwelling B, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 8 of 12	14/4/2025
8.	Elevations – Dwelling B, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 9 of 12	14/4/2025
9.	Elevations – Dwelling B, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 10 of 12	14/4/2025
10.	3D Views – Dwelling B, prepared by Wealth Managers Australia	24L184BA, Issue 6 Sheet 12 of 8	14/4/2025

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

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.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.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 following commencement of use
3.	Electric Vehicle Readiness The development 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.
4.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Construction Management Plan a) A site-based Construction Management Plan (CMP) must be prepared by the principal site contractor and reviewed by a suitably	a) Prior to commencing work

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures; iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and Sediment Management Implement erosion and sediment management control generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i>	At all times during construction
8.	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

PDA Development Conditions		
No.	Condition	Timing
9.	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
10.	Stormwater Connection Connect the approved development to a lawful point of discharge: with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council's current adopted standards.	Prior to commencement of use
11.	Vehicle Access Construct the vehicle crossover located generally in accordance with the approved plans and designed generally in accordance with Council's adopted standards.	Prior to commencement of use
12.	Electricity Connection Connect the development to the existing electricity reticulation network in accordance with Ergon's current adopted standards.	Prior to commencement of use
13.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunications service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.
14.	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.
15.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in associated 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.

PDA Development Conditions		
No.	Condition	Timing
16.	Easements over infrastructure a) Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. b) All works within the easement area must be carried out in accordance with Part 5.1 of the registered easement documentation. c) The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	All the time
17.	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 plan must include (where relevant): - Include the location of existing street trees and verge landscaping treatment. 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 maintains 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 landscape works generally in accordance with the submitted Landscape Plans under 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 work b) Prior to commencement of use c) Prior to commencement of use
18.	Street Tree Replacement Any street trees removed or damaged as a result of the approved development must be replaced in accordance with Standard drawing CMDG-G-016 – Street Planting and the following requirements: Be of an approved species capable of achieving a minimum canopy height of 2 metres at maturity to allow for a minimum 1 metre clearance from any driveway crossover; or	Prior to the commencement of use

PDA Development Conditions		
No.	Condition	Timing
	Be positioned to achieve a minimum separation distance of 4.5 metres between the street tree and the edge of the driveway crossover.	
Infrastructure Charges		
19.	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 ****