

Our ref: DEV2014/604

24 October 2014

Mr Eddie Mills
C/- Ms Kari Stephens
DFS Group
PO Box 605
MAROOCHYDORE QLD 4558

Dear Kari

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (2 DWELLING UNITS) AT 4 MARLOO DRIVE, TANNUM BLUE ESTATE, TANNUM SANDS DESCRIBED AS LOT 175 ON SP260342

On 24 October 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdip.qld.gov.au/assessment-of-priority-development-areas/infrastructure-and-planning/development-applications/assessment-of-priority-development-areas.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Tannum Sands	
Site address	4 Marloo Drive, Tannum Blue Estate, Tannum Sands	
Lot on plan description	Lot number	Lot description
	175	SP260342
PDA development application details		
MEDQ reference number	DEV2014/604	
Lodgement date	8 September 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use for 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		24 October 2014	
Currency period		4 Years from decision date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Site	02	28/08/13
2.	Ground Floor	03	28/08/13
3.	Elevation 1	04	28/08/13
PDA Development Conditions			
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.		Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approval required by the conditions.		As indicated
3.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.		Prior to commencement of use
4.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .		Prior to commencement of use and to be maintained
5.	Aluminium Feature Gatehouse Submit to EDQ Development Assessment, evidence that the 'Aluminium Feature Gatehouse' has been		Prior to endorsement of a Building Format Plan

	constructed generally in accordance with the following approved plan: <i>Site - 02</i> dated 28/08/13.	
6.	Water Connection Connect the development to the existing water reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use
7.	Sewerage Connection Connect the development to the existing sewerage reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use
8.	Stormwater connection Connect the development to a lawful point of discharge in accordance with Gladstone Regional Council current adopted standards.	Prior to commencement of use
9.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
10.	Telecommunications Connect the development to the existing telecommunications network generally in accordance with relevant service provider standards.	Prior to commencement of use
11.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

STANDARD ADVICE

Please note that in order 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 ****

