



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/731

20 January 2016

Economic Development Queensland
C/- Mr Wayne Window
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Wayne

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 LOT INTO 7 RESIDENTIAL LOTS AT DAHL ROAD, TANNUM SANDS DESCRIBED AS PART OF LOT 1005 ON SP260342

On 19 January 2016 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*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Tannum Sands	
Site address	Dahl Road, Tannum Sands	
Lot on plan description	Lot number	Plan description
	Part of Lot 1005	SP260342
PDA development application details		
DEV reference number	DEV2015/731	
'Properly made' date	20 November 2015	
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	Subdivision of 1 lot into 7 residential lots	

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	19 January 2016
Currency period	4 years from Decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Subdivision Lot 1005 on SP260342 prepared by RPS	107172-49 Rev B	Sept 2015
2.	Sewerage Reticulation Layout Plan prepared by JFP Urban Consultants	M2410EL179 S01 Issue B	29/10/15
3.	Sewerage Longitudinal Section Line 1 prepared by JFP Urban Consultants	M2410EL179 S02 Issue B	29/10/15
4.	Water Reticulation Layout Plan prepared by JFP Urban Consultants	M2410EL179 W01 Issue B	29/10/15
5.	Drainage Layout Plan prepared by JFP Urban Consultants	M2410EL179 D02 Issue B	29/10/15
6.	Drainage Longitudinal Sections Lines A & B prepared by JFP Urban Consultants	M2410EL179 D03 Issue A	19/10/15
7.	Erosion and Sediment Control Layout Plan prepared by JFP Urban Consultants	M2410EL179 ES01 Issue B	29/10/15
8.	Erosion and Sediment Control Notes and Details Plan prepared by JFP Urban Consultants	M2410EL179 ES02 Issue A	19/10/15

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Gladstone Regional council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

[illegible]

4.	Water Connect each lot to the water reticulation network generally in accordance with the approved plan and Council adopted standards.	Prior to survey plan endorsement
5.	Sewer a) Construct the sewer reticulation works generally in accordance with the RPEQ certified approved plans. b) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
6.	Stormwater Management (Quantity) a) Construct the drainage works in accordance with the RPEQ certified approved plans. b) Submit to EDQ Development Assessment, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
7.	Electricity Connect each lot to the existing underground low-voltage electricity supply in accordance with Ergon adopted standards.	Prior to survey plan endorsement
8.	Telecommunications Connect each lot to the existing underground telecommunication services network in accordance with the telecommunications service provider's current adopted standards.	Prior to survey plan endorsement
9.	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 survey plan endorsement

Environment		
10.	Erosion and Sediment Management Implement erosion and sediment management control generally in accordance with the RPEQ certified approved plans.	At all times during construction
Surveying, land transfers and easements		
11.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. 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.	Prior to survey plan endorsement
Infrastructure Charges		
12.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Tannum Sands Urban Development Area Development Scheme.	Prior to survey plan endorsement

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 ****