



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

Our ref: DEV2022/1286

17 June 2022

NKM (AUST) 2 Pty Ltd
C/- Zone Planning Group
Att: Mr Andrew Sultan
PO Box 3805
BURLEIGH TOWN QLD 4220

Email: asultan@zoneplanning.com.au

Dear Mr Sultan

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

PDA Development Permit for Reconfiguring a Lot - 1 Lot into 3 Lots with a Plan of Development at 18 Scampi Drive, Clinton described as Lot 103 on SP321556

On 17 June 2022, 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 Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Clinton	
Site address	18 Scampi Drive, Clinton	
Lot on plan description	Lot number	Plan description
	103	SP321556
PDA development application details		
DEV reference number	DEV2022/1286	
'Properly made' date	29/04/2022	
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	Reconfiguring a Lot - 1 Lot into 3 Lots with a Plan of Development	
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: • Reconfiguring a Lot - 1 Lot into 3 Lots with a Plan of Development	
Decision date	17/06/2022	
Currency period	4 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.	Proposed Lots 443 - 445, Cancelling Lot 103 on SP321556, prepared by Fredriksen Maclean & Associates Consulting Surveyors	5716-1-1 Revision A	Received 14 April 2022 and amended in red dated 14 June 2022
2.	Plan of Development Stage 6 Allotment Layout, prepared by RPS	102361 - 55 Rev C	3 May 2012 and amended in red dated 14 June 2022

Preamble, 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.

IFF means the Economic Development Queensland Infrastructure Funding Framework (July 2021) as amended or replaced from time to time.

MEDQ means the Minister for Economic Development 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@dsdmip.qld.gov.au.

b) EDQ IS: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA development conditions - Reconfiguring a Lot		
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 survey plan endorsement
Construction Management		
2.	Public Infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Roadworks, urban servicing, and stormwater management		
3.	Water Reticulation Connect the approved development to the existing water reticulation network generally in accordance with the Council's current adopted standards.	Prior to survey plan endorsement
4.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with the Council's current adopted standards.	Prior to survey plan endorsement
5.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% of Annual Exceedance Probability and; b) generally in accordance with Council's current adopted standards.	Prior to survey plan endorsement
6.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Ergon for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA development conditions - Reconfiguring a Lot		
No.	Condition	Timing
7.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications 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 survey plan endorsement b) Prior to survey plan endorsement
Infrastructure Charges		
8.	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.	Timing 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 ****