

Our ref: DEV-2026-CLI-4534

1 May 2026

Marcelo Medina and Myra Dela Cruz
23 Sea Prince Cct
CLINTON QLD 4680

Email: myramdelacruz73@gmail.com

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Clinton
PDA Development Type:	Development Permit for Reconfiguring a Lot for 1 Lot into 3 Standard Format Lots
Property Location:	14 Scampi Drive, Clinton QLD 4680
Property Description:	Lot 516 on SP325490

On 1 May 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun on (07) 3452 6781 or by email at vivian.lun@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Gladstone Regional Council

PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Clinton	
Site Address	14 Scampi Drive, Clinton QLD 4680	
Lot on Plan Description	Lot Number	Plan Description
	Lot 516	SP325490

PDA Development Approval Details	
DEV Reference No.	DEV-2026-CLI-4534
PDA Development Approval Type	☐ Material Change of Use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a Lot ☒ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational Work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval Details	1 Lot into 3 Standard Format Lots
Decision	EDQ 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:	1 May 2026
Currency Period	4 years from the Decision date

Plan/Document Name	Reference No.	Date
1. Plan of Proposed Lots 516, 517 & 518 SP296915 Cancelling Lots 516 on SP325490	SP325490	14/5/2021

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways: a) For conditions requiring Compliance Assessment via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au. b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process via the CPM Digital Submission system.

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 survey plan endorsement
2.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, 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
3.	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 and 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
4.	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% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
5.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan

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

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.