

Our ref: DEV2020/1126

11 September 2020

Central Queensland University
C/- Tract Consultants
Att: Ms Meredith Hartigan
Level 2, 127 Creek Street
BRISBANE QLD 4000

Email: mhartigan@tract.net.au

Dear Meredith

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR EDUCATIONAL ESTABLISHMENT AT 554-700 YAAMBA ROAD, NORMAN GARDENS DESCRIBED AS LOT 70 ON SP304746

On 11 September 2020 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 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 website www.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Lyndy Rapson on 3452 7522 or at Lyndy.Rapson@dsdmip.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	CQU Rockhampton	
Site address	554-700 Yaamba Road, Norman Gardens	
Lot on plan description	Lot number	Plan description
	Lot 70	SP304746
PDA development application details		
DEV reference number	DEV2020/1126	
'Properly made' date	8 July 2020	
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 Educational establishment	

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		11 September 2020	
Currency period		6 years from the 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Site plan - proposed, prepared by Peddle Thorp	CQU-ROK-083-ARC-01-03	28/04/2020
2.	GA plan ground level, prepared by Peddle Thorp	CQU-ROK-083-ARC-03-01	28/04/2020
3.	GA plan level 01, prepared by Peddle Thorp	CQU-ROK-083-ARC-03-02	28/04/2020
4.	GA plan level 02, prepared by Peddle Thorp	CQU-ROK-083-ARC-03-03	28/04/2020
5.	GA plan roof level, prepared by Peddle Thorp	CQU-ROK-083-ARC-03-04	28/04/2020
6.	GA elevations sheet 1, prepared by Peddle Thorp	CQU-ROK-083-ARC-04-01	28/04/2020
7.	GA sections sheet 1, prepared by Peddle Thorp	CQU-ROK-083-ARC-05-01	28/04/2020
8.	Building sections – sheet 4, prepared by Peddle Thorp	CQU-ROK-083-ARC-22-04	28/04/2020
9.	Building sections, sheet 5, prepared by Peddle Thorp	CQU-ROK-083-ARC-22-05	28/04/2020
10.	Landscape plan, prepared by Tract Consultants	CQU-ROK-083-00-LSS-001 Rev 01	28/04/2020
11.	Landscape elevations, prepared by Tract Consultants	CQU-ROK-083-00-LSS-002 Rev 01	28/04/2020
12.	Landscape elevations, prepared by Tract Consultants	CQU-ROK-083-00-LSS-003 Rev 01	28/04/2020
13.	Landscape master plan, prepared by Tract Consultants	720-0016-00-L-02 RP01	28/04/2020
14.	Hardscape and furniture schedule, prepared by Tract Consultants	720-0016-00-L-02 RP01	28/04/2020
15.	Softscape arrangement, prepared by Tract Consultants	720-0016-00-L-02 RP01	28/04/2020
16.	Softscape schedule, prepared by Tract Consultants	720-0016-00-L-02 RP01	28/04/2020

ABBREVIATIONS AND DEFINITIONS

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
2. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
3. **Council** means Rockhampton Regional Council.
4. **DSDTI** means the Department of State Development, Tourism and Innovation.
5. **EDQ** means Economic Development Queensland.
6. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation dated 1 July 2020.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.
10. **EP Act** means *Environmental Protection Act 1994*

PDA Development Conditions – Material Change of Use		
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.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
Engineering		
4.	Hours of work - construction Unless otherwise endorsed through a 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.	As indicated
5.	Certification of Operational Work for Contributed Assets Any operational work for Contributed Assets carried out in accordance with this approval must comply with the requirements of the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
6.	Construction management plan a) Submit to EDQ Development Assessment, a site-based Construction Management Plan (CMP), prepared by the principal site contractor, which manages 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) contaminated land (as defined under the EP Act), where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. for safe and functional temporary vehicular access	a) Prior to commencement of site works

No	Condition	Timing
	points and frequency of use; 3. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 4. for the location of materials, structures, plant and equipment; 5. of waste generated by construction activities; 6. detailing how materials are to be loaded/unloaded; 7. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 8. of employee and visitor parking areas; 9. of anticipated staging and programming; 10. for the provision of safe and functional fire exit routes including other uses on and adjoining the site; and b) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition, which must be current and available on site.	b) At all times during construction
7.	Erosion and sediment management a) Submit to EDQ Development Assessment, an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ [civil/environmental] or an accredited professional in erosion and sediment control, prepared 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>; iii) <i>Urban Stormwater Quality Planning Guidelines</i>, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv) <i>Best Practice Erosion and Sediment Control</i>, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
8.	Retaining walls a) Submit to EDQ Development Assessment, detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls are to be designed generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment. b) Carry out the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

No	Condition	Timing
	c) Submit to EDQ Technical Services, RPEQ certification confirming that all retaining walls 1m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use
9.	Vehicle access Construct vehicle access located generally in accordance with the approved plans.	Prior to commencement of use and to be maintained
10.	Car parking Construct car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the approved plans.	Prior to commencement of use and to be maintained
11.	Bicycle parking Construct bicycle parking facilities delineated and signed generally in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use and to be maintained
12.	Water connection Connect the approved development to the existing internal water reticulation network generally in accordance with current adopted standards.	Prior to commencement of use
13.	Sewer connection Connect the approved development to the existing internal sewer reticulation network generally in accordance with current adopted standards.	Prior to commencement of use
14.	Stormwater connection Connect the approved development, including proposed swales and underground drainage, to the existing internal stormwater network within the site generally in accordance with the approved plans and current adopted standards.	Prior to commencement of use
15.	Stormwater management (quality) Provide stormwater quality treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> to capture and manage gross pollutants from the driveway and hardstand areas of the proposed development.	Prior to commencement of use.
16.	Road Traffic Noise Noise attenuation measures to achieve the following noise criteria outlined in <i>Development Affected by Environmental Emissions from Transport</i> , Department of Transport and Main Roads, October 2017 must be provided: • At all façades of the building envelope - ≤58 dB(A) L10 (1 hour) façade corrected (maximum hour during normal opening hours); • Outdoor education areas - ≤63 dB(A) L10 (12 hour) free field (between 6am and 6pm);	Prior to commencement of use and to be maintained at all times

No	Condition	Timing
	- Indoor education areas - ≤35 dB(A) Leq (1 hour) (maximum hour during opening hours). - In accordance with the Transport Noise Management Code of Practice, Department of Transport and Main roads, November 2013	
17.	Landscaping Construct the landscaping works generally in accordance with the approved plans and documents.	Prior to commencement of use and to be maintained
Infrastructure Charges		
18.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF

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.

ADVICE NOTE

Vehicular access onto the state-controlled road

No new direct access onto Yaamba Road (state-controlled road) is supported by the Department of Transport and Main Roads as it has the potential to compromise the safety and efficiency of the state-controlled road.

**** End of Package ****