



Our ref: DEV2023/1463

1 October 2024

Central Queensland University
C/- Gideon Town Planning
Attn: Mr Gideon Genade
PO Box 450
ROCKHAMPTON CITY QLD 4700

Email: info@gideontownplanning.com.au
gg@gideontownplanning.com.au

Dear Mr Genade

S89(1)(a) Approval of PDA Development Application

PDA Development Application DEV2023/1463 for a Development Permit for Material Change of Use for Educational Establishment at 554-700 Yaamba Road, Norman Gardens described as Lot 70 on SP304746

On 1 October 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.qld.gov.au, who will assist.

Yours sincerely

Carolyn Mellish
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Central Queensland University PDA	
Site Address	554-700 Yaamba Road, Norman Gardens QLD 4701	
Lot on Plan Description	Lot Number	Plan Description
	Lot 70	SP304746

PDA Development Application Details	
DEV Reference Number	DEV2023/1463
'Properly made' Date	7 June 2024
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	Educational Establishment

PDA Development Approval Details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice.
Decision Date	1 October 2024
Currency Period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment
Manager	Jennifer Sneesby, Manager – Development Assessment
Engineer	Ava Jalali, Engineer – Infrastructure Solution
Delegate	Carolyn Mellish, Director – Development Assessment

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.	Cover Page & Locality Plan, prepared by BRD Group	2306-CD001, Rev. E	12/01/2024
2.	Safe Design Report & Construction Notes, prepared by BRD Group	2306-CD002, Rev. A	12/01/2024
3.	Perspectives, prepared by BRD Group	2306-CD003, Rev. D	12/01/2024
4.	Site Plan, prepared by BRD Group	2306-CD101, Rev. D	12/01/2024
5.	External Works Plan – 1 of 2, prepared by BRD Group	2306-CD103, Rev. A	12/01/2024
6.	External Works Plan – 2 of 2, prepared by BRD Group	2306-CD104, Rev. A	12/01/2024
7.	Ground Floor Plan – Layout/Setout, prepared by BRD Group	2306-CD105, Rev. F	12/01/2024
8.	Level 1 Floor Plan – Layout/Setout, prepared by BRD Group	2306-CD106, Rev. E	12/01/2024
9.	Roof Plan, prepared by BRD Group	2306-CD113, Rev. C	12/01/2024
10.	Elevations – 1 of 2, prepared by BRD Group	2306-CD201, Rev. D	12/01/2024
11.	Elevations – 2 of 2, prepared by BRD Group	2306-CD202, Rev. D	12/01/2024
12.	Sections, prepared by BRD Group	2306-CD203, Rev. D	12/01/2024
13.	Exterior Finishes, prepared by BRD Group	2306-CD204, Rev. D	12/01/2024
14.	Site Plan – Carpark, prepared by BRD Group	2306-CP101, Rev. B	24/5/2024
15.	Overflow Carpark Site Plan, prepared by SMCE	23162WH, C50.1, Rev. A	27/5/2024
16.	Stormwater Layout Details Plan, prepared by SMCE	23162WH, C06.1, Rev. D	29/2/2024
17.	General Arrangement Plan, prepared by SMCE	23162WH, C53.1, Rev. A	30/5/2024
18.	Earthworks and Carpark Padworks, prepared by SMCE	23162WH, C53.3, Rev. A	30/5/2024
19.	Site Pavements and Surface Plan, prepared by SMCE	2362WH, C54.1, Rev. A	30/5/2024
20.	Site Gradings Levels Plan, prepared by SMCE	23162WH, C54.2, Rev. A	30/5/2024
21.	Carpark Layout and Signage Plan, prepared by SMCE	23162WH, C54.3, Rev. A	30/5/2024
22.	Stormwater Layout Details Plan, prepared by SMCE	23162WH, C56.1, Rev. A	30/5/2024
23.	Civil Engineering Services Technical Memorandum, prepared by SMCE	23162WH Ltr	7/2/2024

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil

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 (August 2024) as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
Material Change of Use		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use.
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
Construction Management		
3.	Hours of Work – Construction Unless otherwise endorsed, via 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.	During construction unless otherwise endorsed

PDA Development Conditions		
No.	Condition	Timing
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, 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 ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage 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, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and Sediment Management	
	a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
Traffic Management		
8.	No new direct access onto Yaamba Road (state-controlled road) or Yeppoon 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 network.	At all times
9.	Traffic Management Plan	
	a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.	a) Prior to commencing work b) During construction
	<i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	

PDA Development Conditions		
No.	Condition	Timing
10.	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 the External Authority's 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 commencement of use b) Prior to commencement of use
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> . ii) The certified earthworks plans are to: (1) include a geotechnical soils assessment of the site; (2) accord with the Erosion and Sediment Control Plans, as required by Condition 7 – Erosion and sediment management; (3) include the location and finished surface levels of any cut and/or fill; (4) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
12.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	c) Prior to commencement of use
13.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
14.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and Council's adopted standards b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
15.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Rockhampton Region Council's current adopted standards.	Prior to commencement of use
16.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Rockhampton Region Council's current adopted standards.	Prior to commencement of use
17.	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
18.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and:	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition	Timing
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use
19.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
20.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
21.	Sustainability and Efficiency a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, including provision of dedicated conduits and circuits to individual parking bays; and ii) Installation of Basic (slow) EVSE chargers to a minimum of 4% of all parking bays b) Submit to EDQ TS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	a) Prior to commencement of use b) Prior to commencement of use
Infrastructure Charges		
22.	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	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 ****