

Our ref: DEV2025/1696

15 December 2025

Rockhampton Regional Council
C/- Place Design Group Pty Ltd
Att: Mr Chris Harris
Chris.h@placedesigngroup.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Central Queensland University Rockhampton
PDA Development Type:	Development Permit for MCU for Outdoor Sport and Recreation and Park
Property Location:	554-700 Yaamba Road, Norman Gardens
Property Description:	Lot 70 SP3304746

On 15 December 2025, 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 Carly Prenzler on (07) 3882 8475 or by email at Carly.Prenzler@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
Director
Development Services
Economic Development Queensland

Cc: Rockhampton Regional Council - Email: developmentadvice@rrc.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Central Queensland University Rockhampton	
Site address	554-700 Yaamba Road, Norman Gardens	
Lot on plan description	Lot number	Plan description
	70	SP3304746
PDA Development Approval details		
DEV Reference No.	DEV2025/1696	
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	The proposed development is for a Material Change of Use for Outdoor Sport and Recreation and Park within the Central Queensland University Rockhampton Priority Development Area to deliver the North Rockhampton Netball Centre	
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	15 December 2025	
Currency Period	4 years from the Decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name	Reference No.	Prepared By	Date
Landscape Development Application	Issue D	Mode	17 September 2025
Rockhampton Netball Centre (Stage 1) – Netball Clubhouse Location Plan	24523	Mode	05 September 2025
Rockhampton Netball Centre (Stage 1) – Netball Clubhouse – Site Context Plan	NBC-1001	Mode	05 September 2025
Rockhampton Netball Centre (Stage 1) – Netball Clubhouse – Floor Plan	NBC-1002	Mode	05 September 2025
Rockhampton Netball Centre (Stage 1) – Netball Clubhouse – Roof Plan	NBC-1003	Mode	05 September 2025
Rockhampton Netball Centre (Stage 1) – Netball Clubhouse – Building Elevations Sheet 1	NBC-2001	Mode	05 September 2025
Rockhampton Netball Centre (Stage 1) – Netball Clubhouse – Building Elevations Sheet 2	NBC-2002	Mode	05 September 2025
Rockhampton Netball Centre (Stage 1) – Netball Clubhouse – Building Sections	NBC-2101	Mode	05 September 2025
Traffic Impact Assessment	Version 001	Bitzios	16 September 2025
Acoustic Impact Assessment	Version 3.1	Cairns Acoustics	31 October 2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

- i) pay to EDQ 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).

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

- 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.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ 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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

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.

PDA Development Conditions MCU		
No.	Condition	Timing
General		
1	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans	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
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 ⁷³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5	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;	a) Prior to commencing work

⁷³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions MCU		
No.	Condition	Timing
	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. 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
6	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

PDA Development Conditions MCU		
No.	Condition	Timing
7	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. <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>	a) Prior to commencing work b) During construction
8	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

PDA Development Conditions MCU		
No.	Condition	Timing
9	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments;</i> and - the approved plans. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). 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: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - 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
10	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:	a) Prior to commencement of use or

PDA Development Conditions MCU		
No.	Condition	Timing
	i) meet the relevant standards of Ergon; ii) be endorsed by Ergon as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Ergon 'billable customer'; and iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i>; ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'; iii) meet the requirements of Ergon for unmetered supply; and iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	endorsement of any survey plan whichever occurs first (unless otherwise agreed to in writing by the MEDQ) b) Prior to commencement of use or endorsement of any survey plan whichever occurs first (unless otherwise agreed to in writing by the MEDQ) c) Prior to commencement of use
11	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use
12	Roadworks – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for all roadworks, including the following (unless otherwise agreed to in writing by the MEDQ): i) The signalised intersection on Norman Road; ii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; iii) clear sight lines to ensure legibility and visibility for all users; iv) 22.0m wide road reserve between Norman Road signalised intersection and the new roundabout, including a 3.0m wide shared path on the southern side of the road; v) Confirmation that the road corridor required by item iv) of this condition is wholly contained within the future outdoor sport and recreation Lot vi) provide a minimum 3.0m wide landing along the full length of the indented bus bay;	a) Prior to commencing roadworks

PDA Development Conditions MCU		
No.	Condition	Timing
	vii) swept path analysis for the main roadway (22.0m wide road reserve), including the signalised intersection and roundabout to cater for 14.5m long buses; viii) the following supporting information: 1. referenced design and performance criteria; 2. referenced supporting documentation used to inform designs; 3. RPEQ confirmation that all works within existing or proposed road reserves accord with PDA Guideline No.13 and the approved TIA. b) Submit to EDQ IS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.	b) Prior to commencing roadworks c) Prior to commencement of use or endorsement of any survey plan, whichever occurs first (unless otherwise agreed to in writing by the MEDQ)
13	Bicycle Parking a) Construct, sign and delineate a minimum of 17 bicycle parking bays generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. 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
14	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Fitzroy River Water current adopted standards (unless otherwise agreed to in writing by the MEDQ).	Prior to commencement of use or endorsement of any survey plan, whichever occurs first (unless otherwise agreed to in writing by the MEDQ)

PDA Development Conditions MCU		
No.	Condition	Timing
15	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Rockhampton Regional Council's current adopted standards (unless otherwise agreed to in writing by the MEDQ).	Prior to commencement of use or endorsement of any survey plan, whichever occurs first (unless otherwise agreed to in writing by the MEDQ)
16	Stormwater Technical Memorandum – Compliance Assessment Submit to EDQ DA, for Compliance Assessment, an amended Technical Memorandum (prepared by Dryside Engineering), certified by a RPEQ, designed in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and address the following: i) include a detailed catchment plan indicating the sub-catchments modelled in MUSIC; ii) sub-catchments that by-pass the swale drain must not be lumped into upstream catchments; iii) the netball clubhouse and surrounding ground surfaces are to be modelled in MUSIC; iv) the recreational park and standalone amenities building are to be modelled in MUSIC; and v) provide concept design of the bio-retention basin, including levels, batters, cross section, sediment forebay and maintenance access ramp.	Prior to commencing site works
17	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use.
18	Streetscape Works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved plans/ documents.	a) Prior to commencement of streetscape works

PDA Development Conditions MCU		
No.	Condition	Timing
	The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use or endorsement of any survey plan, whichever occurs first (unless otherwise agreed to in writing by the MEDQ) c) Prior to commencement of use or endorsement of any survey plan, whichever occurs first (unless otherwise agreed to in writing by the MEDQ)
19	Landscape Works (Parks and Open Space) a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of landscape work b) Prior to commencement of use
20	Vegetation Management a) Carry out vegetation management generally in accordance with the approved plans.	

PDA Development Conditions MCU		
No.	Condition	Timing
	b) Submit to EDQ IS certification from an arborist (AQF level 5 or above) that vegetation management has been carried out in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
21	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
22	Contaminated Land Submit to EDQ IS a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act. <i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i> <i>NOTE: A list of approved auditors can be found at the following website: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement.</i>	Prior to commencement of use or endorsement of any survey plan, whichever occurs first (unless otherwise agreed to in writing by the MEDQ)
23	Easement 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.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first

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 ****