

Our ref: DEV-2026-CQU-4322

3 March 2026

The State of Queensland
Department of State Development, Infrastructure and Planning
Shane.jahnke@dsdip.qld.gov.au and cqutenurestrategy@dsdilgp.qld.gov.au

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
PDA Development Type:	Development Permit for Reconfiguring a Lot – 1 into 8 lots and road over 2 Stages
Property Location:	554-700 Yaamba Road, Norman Gardens
Property Description:	Lot 70 on SP304746

On 3 March 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 Nicole Tobias on (07) 34526752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
Director
Development Services
Economic Development Queensland

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

PDA Decision Notice

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 Approval details		
DEV Reference No.	DEV-2026-CQU-4322	
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	Reconfiguring a Lot 1 into 8 Lots and road over 2 stages	
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	3 March 2026	
Currency Period	6 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
1.	Proposal Plan - Stage 1 - ROL 1 LOT INTO 5 LOTS Page 1 of 2	25906-PP01 Revision C	Vision	8 December 2025
2.	Proposal Plan - Stage 1 - ROL 1 LOT INTO 5 LOTS Page 2	25906-PP01 Revision C	Vision	8 December 2025

	of 2			
3.	Proposal Plan - Stage 2 - ROL 1 LOT INTO 4 LOTS Page 1 of 2	25906-PP02 Revision C	Vision	8 December 2025
4.	Proposal Plan - Stage 2 - ROL LOT INTO 4 LOTS Page 2 of 2	25906-PP02 Revision C	Vision	8 December 2025
5.	Sketch Plan of Proposed Fire Services Easements	25906-PP03 Revision A	Vision	8 December 2025
6.	Sketch Plan of Proposed Water Services Easements	25906-PP04 Revision A	Vision	8 December 2025
7.	Sketch Plan of Proposed Drainage Services Easements	25906-PP05 Revision A	Vision	8 December 2025
8.	Sketch Plan of Proposed Gas Services Easements	25906-PP06 Revision A	Vision	8 December 2025
9.	Sketch Plan of Proposed Sewer Services Easements	25906-PP07 Revision A	Vision	8 December 2025
10.	Sketch Plan of Proposed Power Services Easements	25906-PP08 Revision A	Vision	8 December 2025
11.	Sketch Plan of Proposed Communication Services Easements	25906-PP09 Revision A	Vision	8 December 2025

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

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement of each relevant stage.
Engineering Conditions		
2.	Easements over Infrastructure Where the required utility services cannot be contained within each lot, provide public utility easements, in favour of and at no cost to the	At registration of survey plan

PDA Development Conditions		
No.	Condition	Timing
	grantee, over infrastructure located in land (other than road) for Contributed Assets, unless otherwise agreed to in writing by the MEDQ. 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.	for the relevant stage

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 ****