

Our ref: DEV-2026-CQU-5128

16 September 2026

Economic Development Queensland
Att: Chrissy Chng
1 William Street
Brisbane City QLD 4000

Email: Chrissy.Chng@edq.qld.gov.au

Dear Chrissy,

PDA Decision Notice

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

Priority Development Area (PDA):	CQU Rockhampton
PDA Development Type:	Development Permit for OPW for Vegetation Clearing
Property Location:	554 - 700 Yaamba Road, Norman Gardens
Property Description:	Part of Lot 70 on SP304746 (future Lot 22 on SP362652)

On 16 September 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 Tiana Hill on (07) 3452 7518 or by email at tiana.hill@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
Director
Development Services
Economic Development Queensland

Cc: Rockhampton Regional Council

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-5128	
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	Development Permit for Operational Works - Vegetation Clearing	
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	16/09/2026	
Currency Period	2 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
• EDQ Scaled clear and Grub Boundaries	SP362652 Amended in Red	Durack	-
• Concept Erosion and Sediment Control Plan	26-0192/R5147 Revision C	Topo	26/06/26

• EPBC Assessment of Significance Technical Memo for Sub-Precinct C	26-0287E	Therefor group	10/07/2026
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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
1	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2	Hours of Work – Construction 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
3	Construction Management Plan a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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;	a) Prior to commencing work

PDA Development Conditions		
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	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
4	Erosion and Sediment Management a) Implement all Erosion and Sediment Control (ESC) measures identified in the following approved document; i) Concept Erosion and Sediment Control Plan, prepared by Topo, document number: 26-0192/R5147, Revision C, dated 26/06/2026 b) Carry out monitoring and maintain as required the measures outlined in the approved Concept Erosion and Sediment Control Plan, prepared by Topo, document number: 26-0192/R5147, Revision C, dated 26/06/2026. c) Submit to EDQ RPEQ certification that the site has been stabilised in accordance with the requirements of the approved documents identified on part a) of this condition.	a) At all times b) From the commencement of clearing activity through to site stabilisation c) At the conclusion of vegetation clearing works

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No.	Condition	Timing
5	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) Should 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 practical completion b) Prior to practical completion
6	Tree Protection Fencing Install tree protection fencing along any tree that is to be retained. All tree protection fencing is to be generally in accordance with AS 4970-2009 Protection of trees on development sites.	Prior to the commencement of clearing and to be maintained until clearing has been completed
7	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
8	Vegetation Management a) Carry out vegetation clearing generally in accordance with the relevant approved plans/documents.	a) At all times

PDA Development Conditions		
No.	Condition	Timing
	b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). c) Submit to EDQ, written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	b) At all times c) Within 3 months of completion of clearing

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 ****