DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Central Queensland University Rockhampton Priority Development Area Development Scheme

Proposed Amendment

FOR PUBLIC NOTIFICATION

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Contents

1 Introduction 3
1.1 Economic Development Act 3
1.2 Priority Development Area Description 3
1.3 Application of the Development Scheme 3
1.4 Content of the Scheme 3
2 Land Use Plan 6
2.1 Components 6
2.2 Development Assessment Procedures 7
2.3 PDA Vision 10
2.4 PDA Structural Elements 10
2.5 PDA-wide criteria 14
3 Infrastructure Plan 18
3.1 Purpose 18
3.2 Infrastructure Networks 18
3.3 Infrastructure Charges, Credits and Exemptions 18
3.4 Infrastructure Agreements 18
3.5 Infrastructure Standards 18
4 Implementation Strategy 19
4.1 Purpose 19
4.2 Implementation Objectives and Actions 19
5 Schedules 20
5.1 Schedule 1 — Categories of Development 20
5.2 Schedule 2 — PDA Accepted Development 21
5.3 Schedule 3 — Definitions 23

1 Introduction

1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)[1] establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act[2] is to facilitate economic development, development for community purposes, provision of diverse housing, and provision of premises for commercial or industrial uses. The ED Act[3] seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as priority development areas.

1.2 Priority Development Area Description

The Central Queensland University (CQU) Rockhampton Priority Development Area (PDA) was declared by regulation[4] on 9 December 2011.

The PDA includes approximately 189 hectares of land in the Rockhampton Regional Council Local Government Area. The CQU Rockhampton PDA is situated approximately 5km to the north of the Rockhampton CBD in the suburbs of Norman Gardens and Parkhurst. The PDA is within the northern growth corridor of Rockhampton. The Bruce Highway (Yaamba Road) runs north-south through the PDA (see Map 1).

A key part of the eastern side of the PDA is the main campus and head office for CQU. The western side of the PDA is the former CSIRO research facility owned by CQU.

1.3 Application of the Development Scheme

The CQU Rockhampton PDA Development Scheme (Scheme) applies to development in the CQU Rockhampton PDA and CQU Rockhampton PDA-associated development.[5]

The CQU Rockhampton PDA boundary is identified on Map 1 and Map 2.

From the date of approval, this Scheme replaces the current CQU Rockhampton PDA Development Scheme, which commenced on 26 April 2013.

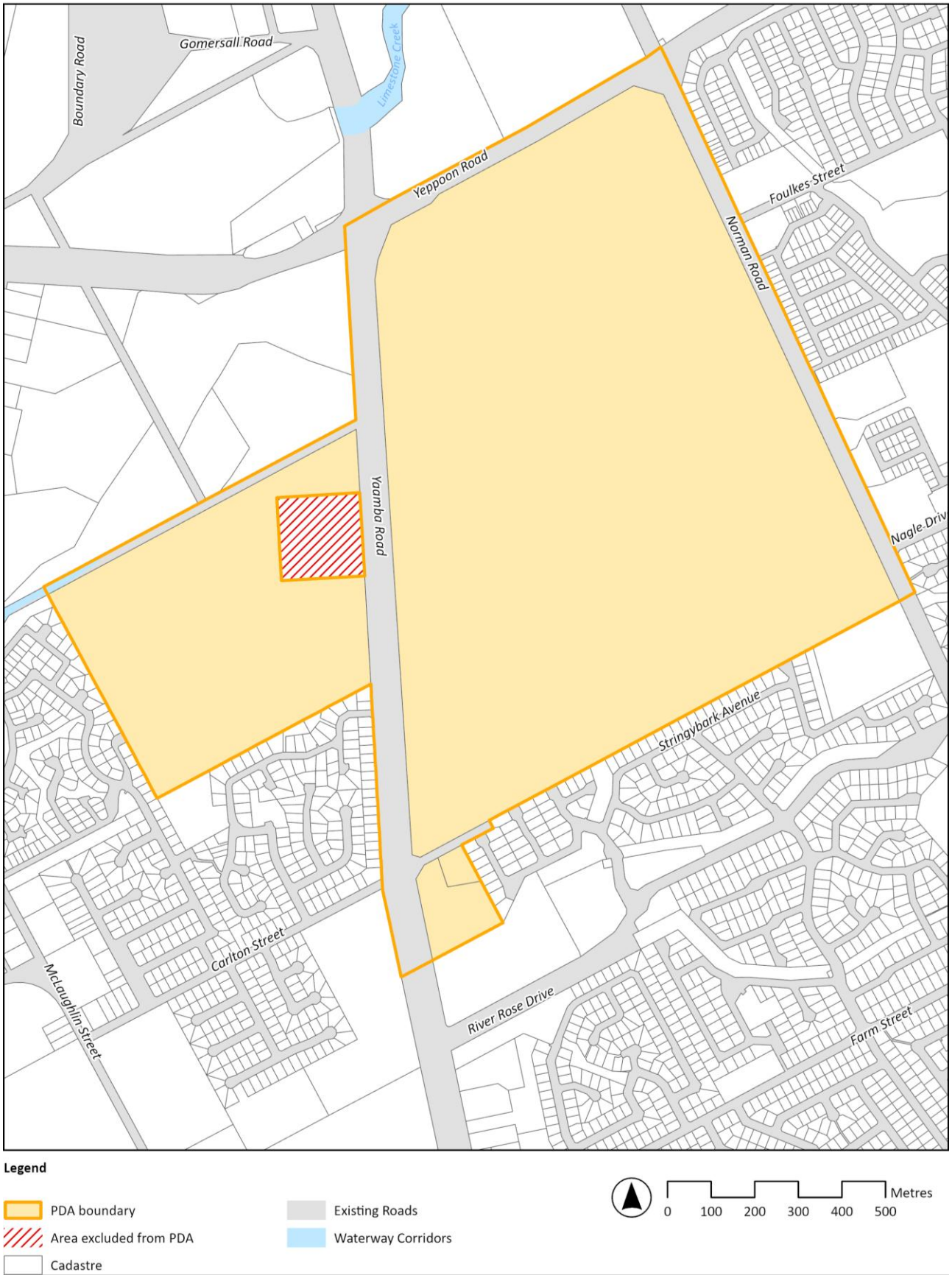
1.4 Content of the Development Scheme

The Scheme consists of:

1. Introduction (section 1) — explaining the context of the PDA,
2. Land Use Plan (section 2) — regulating development in the PDA,
3. Infrastructure Plan (section 3) — describing the infrastructure required to support the Land Use Plan and the applicable Development Charges,
4. Implementation Strategy (section 4) — describing the objectives and actions that complement the Land Use Plan and Infrastructure Plan to achieve the main purpose of the ED Act, and
5. Schedules (section 5) — detailing Categories of Development, PDA Accepted Development, and Definitions.

[1] Section 8 of the ED Act.
[2] Section 3 of the ED Act.
[3] Section 4 of the ED Act.
[4] Section 4 the ED Act.
[5] Section 2.2.13 PDA-associated development.

Map 1: CQU Rockhampton PDA Boundary (cadastral)



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Map 2: CQU Rockhampton PDA Boundary (aerial)



2 Land Use Plan

2.1 Components

The Land Use Plan consists of the:

1. PDA Vision (section 2.3), and
2. PDA Development Requirements (sections 2.4 and 2.5).

The PDA Vision identifies the overall outcomes to be achieved in the PDA.

The PDA Development Requirements establish the outcomes sought to achieve the PDA Vision. They apply to all PDA Assessable Development and consist of:

1. PDA Structural Elements, comprising a Structural Elements Plan (Map 3) and Structural Elements Criteria (section 2.4.1), and
2. PDA-wide criteria (section 2.5).

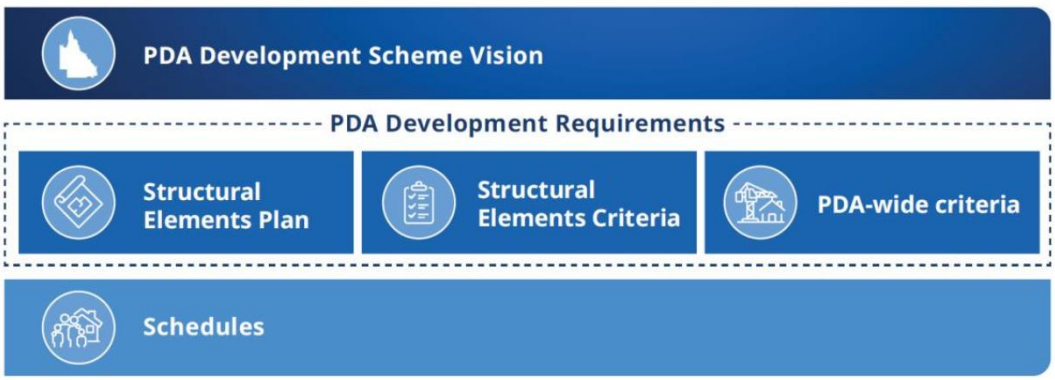
Guidance material assists in the interpretation of the PDA Development Requirements. Guidance material includes the EDQ guidelines, the Queensland Government's new Queensland Housing Code which come into effect on 1 September 2026, [6] and any other documents or guidelines referenced in the Scheme. Where relevant, an applicant may be requested to demonstrate how the guidance material has been considered in the preparation of a PDA development application.

The application of the Scheme also relies on the following Schedules:

Schedule 1 — Categories of Development
Schedule 2 — PDA Accepted Development
Schedule 3 — Definitions to interpret and apply the Scheme

Figure 1 below illustrates components of the Land Use Plan and their relationships to each other.

Figure 1: Land Use Plan Components and Relationships



[6] Available at www.edq.qld.gov.au .

2.2 Development Assessment Procedures

2.2.1 Categories of Development

Schedule 1 of the Scheme identifies development that is either:

1. PDA Accepted Development (Column 1), or
2. PDA Assessable Development (Column 2).

PDA development approval is not required for PDA Accepted Development.

PDA development approval is required prior to commencing PDA Assessable Development.

2.2.2 Interpretation

The interpretation of terms and definitions relies on:

1. the ED Act, including section 33 which defines Development,
2. Schedule 3 — Definitions, which applies the Use definitions and administrative terms from the *Rockhampton Region Planning Scheme 2015* (Rockhampton Planning Scheme), unless otherwise defined in the Scheme or the ED Act, and
3. the *Acts Interpretation Act 1954*.

A reference in the Scheme to any planning scheme or act includes any regulation or statutory instrument made under the referenced act, as amended or replaced.

A reference to a specific guideline, document or standard means the latest version of that guideline, document or standard, unless otherwise specified in the Scheme.

2.2.3 Development inconsistent with the Land Use Plan

Development inconsistent with the Scheme cannot be granted a PDA development approval.[7]

PDA Assessable Development identified in Schedule 1 as Prohibited Development is inconsistent with the Scheme.

2.2.4 Development consistent with the Land Use Plan

PDA Assessable Development is consistent with the Land Use Plan if it is consistent with the relevant PDA Development Requirements.

Development that is inconsistent with the relevant PDA Development Requirements may be consistent with the Scheme if:

1. the development is an interim use, or
2. the development supports the achievement of the PDA Vision (section 2.3) and there are grounds in the opinion of the MEDQ to justify the approval of the development despite an inconsistency with the relevant PDA Development Requirements.

In this section 'grounds' means matters of public interest, which include the matters specified as the main purposes of the ED Act. 'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

2.2.5 Notice of Applications

A PDA development application will require public notification if, in the opinion of the MEDQ, the development:

1. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership, or
2. is for a use or is of a size or nature which warrants public notification.

Public notification may also be required for a PDA development application for PDA-associated development[8].

[7] Section 86 of the ED Act.
[8] Section 84 of the ED Act.

2.2.6 State Interests

Relevant matters of State interest have been considered in the preparation of the Scheme. State interests will be considered further during the assessment of a PDA development application.[9,10]

2.2.7 Relationship with Other Legislation

In addition to assessment against the Scheme, development may require assessment against other State and Commonwealth legislation including, for example, the *Transport Infrastructure Act 1994*, *Environmental Protection Act 1994*, *Nature Conservation Act 1992*, *Plumbing and Drainage Act 2018*, *Building Act 1975* and the *Planning Act 2016* (Planning Act) including subordinate legislation.

In addition to a PDA development approval, a development approval under the *Planning Act 2016* may be required for certain development made assessable by the *Planning Regulation 2017*.

2.2.8 Local Laws and By-laws

Relevant local laws made under the *Local Government Act 2009* apply in the PDA unless replaced by a By-law made under the ED Act.

2.2.9 Relationship with the Rockhampton Regional Council Local Planning Scheme (2015)

Schedule 6 of the *Planning Regulation 2017* prohibits a Council's Planning Scheme from making development in a PDA or PDA-associated development assessable under the *Planning Act 2016*.

However, the Scheme references various parts of the Council Planning Scheme as guidance material. If there is a conflict between the Scheme and the Council Planning Scheme or an assessment benchmark prescribed by regulation under another Act, the Scheme prevails to the extent of any inconsistency.[11]

The Scheme applies the Use definitions (including Defined activity groups and Industry thresholds) as well as the administrative terms and definitions from the Council Planning Scheme, unless otherwise specified in Schedule 3 of the Scheme.

2.2.10 Interim Use

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long-term use of the land, but may be appropriate for a short or medium-term period as the PDA develops.

An interim use:

1. may be subject to a limited duration, and
2. must not prejudice or delay appropriate long term uses, or infrastructure delivery envisaged by the PDA Development Requirements and the PDA Vision.

Relevant PDA Development Requirements also apply to PDA Assessable Development that is an interim use. The MEDQ may impose PDA development conditions limiting the operation, management or duration of an interim use, or the provision of infrastructure or applicable Development Charges for an interim use.

Information to support a PDA development application for an interim use may include:

1. a suitability assessment,
2. an infrastructure demand assessment, and
3. plans of how the development could transition from the proposed interim use to an appropriate longer-term use.

[9] See EDQ Practice note 14: State interests in development assessment in priority development areas. Under Section 87 of the ED Act State interests must be considered in deciding a PDA development application. The State Planning Policy (SPP) and State Development Assessment Provisions (SDAP) provide guidance for identifying and considering State interest.

[10] See Section 3.2.7 State Infrastructure and Facilities Network.

[11] Section 71 of the ED Act.

2.2.11 Context Plan[12]

The MEDQ may require a Context Plan to be submitted with a development application to explain how the proposed development:

1. integrates with surrounding land, and
2. does not prejudice the orderly and efficient development of surrounding land in a manner consistent with the Scheme.

A Context Plan does not form part of a PDA development approval, so it does not prescribe or set future development outcomes. Its role is to assist with the assessment of a PDA development application by demonstrating that the proposed development can proceed without compromising the future development potential of surrounding land or strategic infrastructure as required or anticipated by the Scheme.

2.2.12 Plan of Development[13]

A Plan of Development (POD) may be lodged and approved with a PDA development application.

A POD:

1. may establish criteria for future development within the area to which it applies,
2. may include concept designs and deal with the sequencing of development,
3. cannot apply to land that is not the subject of the PDA development application.

Schedule 1 (Categories of Development) and Schedule 2 (PDA Accepted Development) make development carried out in accordance with an approved POD PDA Accepted Development to the extent resolved through the POD.

Development that is not carried out in accordance with an approved POD remains PDA Assessable Development and requires PDA development approval, unless another provision of the Scheme applies.

The approval of a POD does not prevent the making of a PDA development application for development that is not in accordance with the POD.

Where a subsequent PDA development approval is inconsistent with an approved POD, or would render the POD inoperable, the POD may require amendment to ensure it remains compatible with approved development.

2.2.13 PDA-associated development

PDA-associated development may be:

1. declared by instrument (a declaration), or
2. identified as PDA-associated development in the relevant development instrument for the PDA.

[12] See EDQ Practice note no.09 Context Plans.
[13] See EDQ practice note no.10 Plans of Development.

2.3 PDA Vision

CQU Rockhampton will become a vibrant, connected urban community, centred on a full-service university campus, integrating education, sport and recreation, residential living, and supporting services within a well-connected transport network.

At its core, the PDA is anchored by CQU, which will continue to deliver education and research facilities within its campus together with complementary development. The university precinct provides for a mixed-use node with opportunities for business, retail, entertainment and residential uses that support campus activity and contribute to a lively, connected destination for students, workers, residents and visitors.

The Rockhampton Sports Precinct is located adjacent to, and will integrate with, the CQU Rockhampton campus. The precinct will function as a contemporary, regional, multipurpose destination, that will meet the sport and recreation needs of the Rockhampton region.

The PDA will also create a network of formal and informal open spaces that support both active and passive recreation.

Residential neighbourhoods will provide a range of housing offering a mix of densities, dwelling types, designs and tenure. The residential neighbourhoods will also accommodate local services that support community needs.

The PDA will be supported by an integrated transport network that prioritises safety, accessibility and travel choice, enabling efficient movement within the university precinct, sports precinct and residential areas. The PDA will have strong connections to surrounding centres and regional destinations, including direct access to the Bruce Highway.

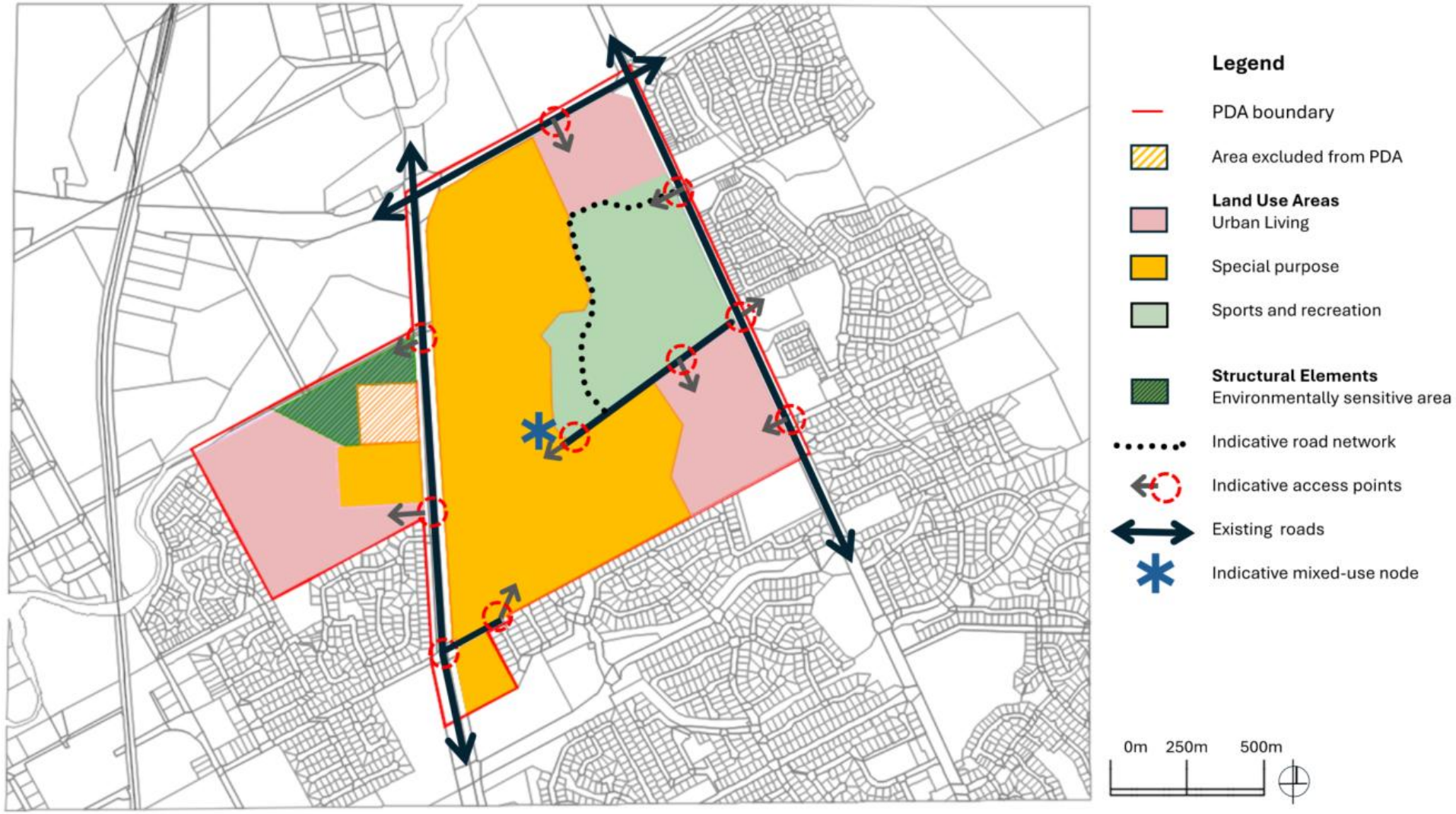
Infrastructure will be planned, sequenced and delivered to ensure orderly and coordinated development of the PDA.

2.4 PDA Structural Elements

The PDA Structural Elements support the delivery of the CQU Rockhampton PDA Vision. These are required to be considered in the preparation of a PDA development application and the assessment of PDA Assessable Development.

Map 3 provides a spatial depiction of the key Structural Elements of the CQU Rockhampton PDA.

Map 3: Structural Elements Plan



2.4.1 Structural Elements Criteria

Development within the PDA should support the delivery of the following elements.

2.4.1.1 Urban Living

The Urban Living area caters for a range of residential housing types including Dwelling houses, Dual occupancies, Multiple dwellings such townhouses, and Home-based businesses.

Development:

1. delivers a range of lot sizes distributed throughout the neighbourhood that support a variety of housing types and densities, targeting a net residential density of 25 dwellings per hectare,
2. delivers well-designed buildings of up to 3 storeys,
3. interfaces with adjoining residential areas beyond the PDA boundary through an appropriate transition in building height, scale and bulk,
4. orientates blocks and lots having regard to site topography, prevailing breezes and thermal comfort,
5. enables variation in built form, to contribute to an attractive and interesting streetscape,
6. incorporates materials and finishes that minimise heat retention,
7. enables buildings to be adequately setback from lot boundaries to provide privacy to occupants and adjoining residents, maintain high levels of amenity and provide suitable transitions in height and form,[14]
8. provides car parking, access, bicycle parking and other servicing,
9. has integrated and legible movement networks providing convenient access to parks, centres, schools and community facilities,
10. maintains and enhances local landscape character, scenic amenity and sense of place by protecting view lines, retaining mature vegetation, integrating natural features and providing quality landscaping,
11. uses sub-tropical landscaping, shade trees, roof overhangs and other sun-shading measures to improve amenity, reduce heat exposure and minimise heat retention, and
12. incorporates Crime Prevention Through Environmental Design principles to support safety and passive surveillance of streets and open spaces, and mid-block links.

Development for compatible small-scale non-residential uses such as a childcare centre, community care centre, community use, health care service, office or shop may be suitable in the Urban Living area if:

1. appropriately buffered from or integrated with the surrounding residential areas,
2. there is a demonstrated need for the use, and
3. catering for the needs of the immediate community,

2.4.1.2 Special Purpose

The Special Purpose area applies over the existing university campus areas and vacant university land. This area is primarily intended for university uses comprising learning and research and associated activities, such as student accommodation, rooming accommodation and short-term accommodation. It may also include partnership developments that are associated with university learning and research such as health and innovation and other educational activities.

Development:

1. delivers well-designed buildings of up to 6 storeys,
2. appropriately interfaces with adjoining residential areas and transition in building height, scale, bulk, and location,
3. provides variation in built form,
4. provides car parking, access, bicycle parking and other servicing,
5. delivers an integrated and legible movement network providing convenient access to parks, centres, schools and community facilities,
6. uses sub-tropical landscaping, shade trees, awnings, roof overhangs and other sun-shading measures to improve amenity, reduce heat exposure and minimise heat retention, and

[14] See EDQ Guidelines 01: Residential 30, 07: Low rise buildings, 08: Medium and high-rise buildings

7. incorporates Crime Prevention Through Environmental Design principles to support safety and passive surveillance of streets and open spaces, and mid-block links.

Mixed use development is located centrally within the university precinct and:

1. provides a range of commercial, residential, retail, service and community uses that support and complement the role and function of the university or serve the local community, and
2. does not undermine the viability of uses in nearby centres.

2.4.1.3 Sport and Recreation

The Sport and Recreation area provides for a mix of sport and recreational activities including indoor sports centres, indoor and outdoor courts, playing fields, athletic tracks, and recreational areas such as local parks. Secondary uses that are compatible with, or directly associated with, the sport and recreation focus for the area may include caretaker's accommodation, club, community use, educational establishment, food and drink outlet, function facility, health care service or market.

Development:

1. provides flexibility in design to cater for multiple users,
2. effectively integrates with community and regional sport and recreation uses,
3. co-locates amenities to minimise impacts and ensure efficiencies in usage,
4. minimises any adverse impacts on the amenity of an adjacent area, particularly a residential area, through the appropriate location, site design and management arrangements,
5. provides adequate car parking for events including key events that may require temporary use of other areas for car parking, and
6. enables local community access.

2.4.1.4 Environmentally Sensitive Area

The Environmentally Sensitive area includes constrained land or land required for environmental purposes.

Development:

1. retains and protects steep environmentally sensitive land near the water tower on the west of Yaamba Road as natural open space while allowing for vehicular access to land to the west,
2. is accessible for users,
3. provides for multiple purposes and appropriate uses including recreational, sporting, ecological and stormwater management functions, and
4. incorporates existing natural features where possible.

2.5 PDA-wide criteria

2.5.1 Built Form

Development delivers quality built form outcomes by:

1. responding to the surrounding context, including site features and development constraints,
2. incorporating appropriate building setbacks, design features and landscaping to integrate with streetscapes, and
3. ensuring adequate access to light to promote air circulation, minimise overshadowing and maximise amenity and privacy for both occupants and neighbours.

2.5.2 Transport and Connectivity

2.5.2.1 General

Development provides an effective, efficient and integrated movement network that delivers a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport modes for local trips.

2.5.2.2 Roads

Development delivers a road network that:

1. integrates with the external road network,
2. accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport, and
3. provides multiple access routes to and through the PDA that minimises traffic impacts on residential areas.

2.5.2.3 Public and Active Transport

Development contributes to providing a public transport network and supporting infrastructure that:

1. is accessible and links CQU Rockhampton PDA with surrounding areas and Rockhampton city centre, and
2. connects residents to key destinations within the PDA and is integrated with the active transport network.

2.5.3 Community Safety, Natural Hazards and Development Constraints

2.5.3.1 Natural Hazards

Development:

1. is designed, sited and located to avoid areas subject to a hazard or to minimise risk to people, property and the environment,
2. avoids direct and indirect increases in exposure to, or severity of, natural hazards,
3. maintains landforms and vegetation that can mitigate natural hazard risks, and
4. ensures effective and efficient disaster management response and recovery capabilities for both existing and new development areas.

2.5.3.2 Bushfire[15]

Development in the PDA avoids areas of bushfire hazard[16] to the greatest extent practical and if avoidance cannot be achieved, then manages potential impacts from bushfire hazard using measures that minimise and mitigate the risk to life and property from bushfire hazard to a tolerable level or acceptable level by:

[15] See the State Planning Policy and associated mapping for State interest Natural Hazards, risk and resilience - Bushfire prone areas. The parts of the Bushfire prone area under the State Planning Policy IMS mapping apply as the 'designated' bush fire prone area' for the CQU Rockhampton PDA for the purposes of the BCA and QDC.

[16] Where located in a bushfire prone area development is supported by a Bushfire Hazard Assessment or Management Plan. Refer to relevant supporting material from Council and Queensland Fire Department for guidance on the preparation of a Bushfire Hazard Assessment or Management Plan.

1. ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in areas of bushfire risk,
2. locating development in areas of lowest bushfire risk,
3. avoiding potential for entrapment during a bushfire by providing alternative egress routes that are not subject to the same or higher level of hazard,
4. providing effective separation from sources of bushfire risk, and
5. using responsive design measures such as setbacks and fire-resistant materials.

2.5.3.3 Flood Risk Management[17,18]

Development minimises the risk to life, property, community, economic development and the environment from the flood hazard by:

1. ensuring development appropriate for the relevant flood hazard category occurs within flood planning areas.[18]
2. avoiding development in an area of intolerable risk of flood hazard where reasonably possible,
3. managing development in an area of intolerable or tolerable risk of flood hazard to mitigate the risk of the flood hazard,
4. ensuring that development does not increase the potential for adverse impacts on the premises or other premises, public lands, watercourses, roads or infrastructure without appropriate mitigation,
5. supporting disaster management response and recovery capability, and
6. managing risks to public health and safety and the environment from the location of hazardous materials and the release of these materials because of a flood hazard.

2.5.3.4 Community Safety

Development:

1. ensures personal safety, security and well-serviced built environments are promoted (including through well-located emergency services facilities), and
2. for a sensitive use ensures compatibility with any existing use in the vicinity that could present hazards and risks to the new development.

2.5.3.5 Emissions

Development considers constraints by avoiding, or where this is not reasonably possible, then minimising and mitigating:

1. impacts of emissions on the natural environment, residential amenity and public health, [19]
2. impacts of noise and vibration (ensuring appropriate noise mitigation measures are incorporated into the overall building design), [20] and
3. impacts of light nuisance.

[17] See Council's most up to date flood mapping. Contact Council for confirmation of the most up to date mapping for assessment purposes.

[18] See the requirements, standards and guidance identified in the Council Planning Scheme Flood overlay code and Flood planning scheme policy for guidance. Flood reports and plans are to be prepared by a suitably qualified Registered Professional Engineer Queensland.

[19] See the *Environmental Protection Act 1994* and relevant policies relating to the management of emissions.

[20] See Transport and Main Roads' 2013 Transport Noise Management: Code of Practice: Volume 1 (Road Traffic Noise), Transport Noise Management: Code of Practice, Development Affected by Environmental Emissions from Transport Policy, Department of Transport and Main Roads 2016, Transport Noise Management: Code of Practice: Volume 2 – Construction Noise and Vibration, and where relevant, the Queensland Development Code Mandatory Part 4.4 "Buildings in a Transport Noise Corridor", each as amended or replaced from time to time.

2.5.3.6 Contaminated Land[21]

Development:

1. avoids, and where this is not reasonably practical, minimises and mitigates adverse impacts on people, property and the environment from contaminated land,
2. ensures all land is suitable for its proposed future use, and sensitive uses are to be protected from the impacts of previous hazardous activities, and
3. ensures that good-practice management measures are implemented to prevent contamination spreading beyond its existing extent.

2.5.3.7 Acid Sulfate Soils[22]

Development:

1. involving filling, excavation or any other form of development that may disturb potential or actual acid sulfate soils (ASS) is to be supported by ASS investigation reports,
2. ensures ASS is treated in accordance with good practice in Queensland,[23] and
3. ensures that disturbance of ASS is:
    a. avoided to the greatest extent practical, and
    b. is managed to reduce risks posed to the natural and built environments from the release of acid, and metal contaminants and protect human health.

2.5.3.8 Landslip

Development:

1. is avoided in areas of intolerable landslide risk;
2. does not rely on complex engineering solutions to mitigate landslip risk;
3. is located, designed and constructed to ensure the safety of people, property and the environment, and does not increase landslide risk to adjoining or nearby properties;
4. ensures vegetation clearing, stormwater management and filling or excavation do not increase landslide risk on the premises or adjoining premises; and
5. ensures retaining structures do not adversely affect landscape character or scenic amenity of hillslope areas.

2.5.3.9 Waterways

Development adjacent to or within a waterway:

1. avoids, or where avoidance is not reasonably possible, minimises and mitigates adverse impacts on aquatic species that exist along waterways,
2. where Low risk may be realigned where a diversion is designed to replicate natural waterway processes and ecological functions. Acceptable solutions may include designs that:
    a. are of the same length or greater than that existing waterway,
    b. tie in with the natural bed levels upstream (where relevant) and down,
    c. are a relatively constant upstream to downstream grade,
    d. are concave in shape so that lower flows are concentrated in the bottom of the channel, and
    e. are an open channel that contains natural fish habitat features such as pools, aquatic vegetation and riparian vegetation.

[21] Development on contaminated land under the *EPA 1994* must be in accordance with a site management plan under chapter 7 part 8 of the Act. Removal of contaminated soil from contaminated land under the EPA must be in accordance with a site disposal permit under the Act.
[22] See the Acid sulfate soils overlay map in the RRC Planning Scheme.
[23] See Queensland Acid sulfate soil technical manual: Soil Management Guidelines v4.0, Department of Science, Information Technology, Innovation and the Arts, 2014.

2.5.4 Infrastructure

Development:

1. supports the efficient and effective delivery and operation of infrastructure,
2. provides infrastructure and services in a timely and coordinated manner to support land uses and works,
3. ensures all connections and access to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity,
4. allows for future advancements in technology,
5. ensures infrastructure and services are located and designed to maximise efficiency and ease of maintenance,
6. wherever possible, co-locates services in shared corridors/easements to minimise the infrastructure or services footprint,
7. ensures stormwater is discharged to a legal point of discharge and has a no worsening effect on downstream or upstream properties, and
8. discharges achieve water quality standards prior to discharge, and meets the objectives prescribed in the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* and management of prescribed water contaminants under section 440ZG of the *Environmental Protection Act 1994*.

3 Infrastructure Plan

3.1 Purpose

The purpose of this infrastructure plan is to ensure that the Vision for the PDA is achieved through:

1. integrating infrastructure planning with land use planning identified in this scheme,
2. identifying the infrastructure requirements which may be delivered by applicants / developers or the relevant infrastructure provider,
3. providing a basis for imposing conditions on PDA development approvals, and
4. responding to the increased demand on the relevant infrastructure networks.

3.2 Infrastructure Networks

The following infrastructure networks may require additional infrastructure provision or upgrades to support growth in the PDA:

1. wastewater and water supply,
2. stormwater (quantity and quality) and flood management,
3. transport (roads, intersections, site access, public transport facilities, pedestrian and bicycle connections),
4. public realm,
5. electricity, and
6. telecommunications.

3.3 Infrastructure Charges, Credits and Exemptions

Development is to provide or contribute to infrastructure necessary to service development in accordance with the applicable infrastructure charging, funding and delivery arrangements.

Infrastructure planning and delivery for the PDA is to be guided by the EDQ Infrastructure Funding Framework (IFF). As per Appendix 1 of the IFF, infrastructure charges for the CQU Rockhampton PDA will be based on the applicable Rockhampton Regional Council infrastructure charges instrument in force at the time of payment unless an infrastructure agreement is entered into between the applicant and the MEDQ, or its delegate.

Infrastructure requirements to achieve the vision for the PDA will be determined through the development assessment process, imposed as conditions of a PDA development approval for development and delivered as part of the building and operational works on the site.

3.4 Infrastructure Agreements

An infrastructure agreement may be negotiated and entered into with the MEDQ and other relevant infrastructure providers to address the provisions and requirements of the infrastructure plan. To the extent an infrastructure agreement is inconsistent with a PDA development approval, the infrastructure agreement prevails.

3.5 Infrastructure Standards

Infrastructure will be delivered in accordance with the standards of the MEDQ, Rockhampton Regional Council, Fitzroy River Water, State government or relevant infrastructure providers at the time a PDA development application or an Infrastructure Master Plan (IMP) is approved.

4 Implementation Strategy

4.1 Purpose

The ED Act requires a Development Scheme to include an Implementation Strategy to achieve the main purposes of the ED Act for the PDA, to the extent that they are not achieved by the Land Use Plan or Infrastructure Plan. The Implementation Strategy fulfils this requirement by identifying objectives and actions that support the achievement of the strategic intent and outcomes for the PDA, including the delivery of economic development and development for community purposes within the PDA.

4.2 Implementation Objectives and Actions

4.2.1 Housing delivery

Objective

Facilitate the timely delivery of development-ready land within the PDA to provide new residential land that contributes to housing supply and advances the Government's commitment to deliver approximately 200 additional homes in the PDA in partnership with EDQ.

Action

Undertake and support land release, procurement, infrastructure coordination and stakeholder engagement activities to facilitate the redevelopment of land for development-ready residential lots to enable the delivery of approximately 200 homes within the PDA.

5 Schedules

5.1 Schedule 1 — Categories of Development

The following categories of development apply to all development in all zones in the PDA.

Table 1: Categories of Development

Column 1 – PDA Accepted Development	Column 2 – PDA Assessable Development	
	Column 2A – Permissible Development	Column 2B – Prohibited Development
All land use areas		
Development specified in Schedule 2	Development not specified in Column 1 or 2B.	Nil

5.2 Schedule 2 — PDA Accepted Development

Table 2: PDA Accepted Development

Building Work
Minor building and demolition work.
Carrying out building work associated with a material change of use that is PDA accepted development.
Carrying out building work associated with an approved material change of use.
Material Change of Use
Making a material change of use of premises for a Park.
Reconfiguring a Lot
For road widening and truncations required as a condition of development approval.
Operational Work
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where: a) not exceeding $50m^3$ in volume or b) top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work if consistent with an approved Plan of Development (PoD).
Carrying out operational work associated with a material change of use that is PDA exempt development (excluding Park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with an approved reconfiguration of a lot.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation: 1. other than Significant vegetation, or 2. Significant vegetation where: a) the clearing is consistent with an approved PoD b) carried out by or on behalf of Rockhampton Regional Council or a public sector entity, where the works being undertaken are authorised under a state law c) in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work that is the placing of advertising devices that: a) do not exceed $5m^2$ for commercial, industrial, recreational or entertainment use b) are attached to a front fence or facade of a main building c) do not project more than 150mm from front facade or front fence d) are not illuminated e) contain the name of business or operator, the use of premises, the contact details or name and address of building and f) comprise no more than two signs.
Plumbing and drainage work
All plumbing and drainage work.

All aspects of development
Development undertaken by the state or a statutory body representing the state, for the purposes of public housing.
Development for a Dwelling house where on a single lot in the Urban living area.
Development for a Dual occupancy where on a single lot greater than 800m^2 in the Urban living area
Development for a Home based business.
Development consistent with an approved PoD.
Development for an Educational establishment within the Special purpose land use area, except: a) if within 20 metres of the boundary of the land use area, or b) exceeding a building height of 6 storeys, or c) where, in the case of development in the Special purpose area west of Yaamba Road, development involves a material change of use for an Educational establishment that includes building work.
Development for the following uses within the Sport and recreation area that are carried out by Rockhampton Regional Council and where complying with the specific circumstances: a) indoor sport and recreation, b) outdoor sport and recreation, or c) park. Specific circumstances: a) if involving any building work (except for field lighting) and the building height does not exceed 15m, b) buildings are not located within 10m of the boundary of the Special purpose area, c) buildings are not located on part of the land identified as being affected by a mapped constraint and/or hazard, d) all outdoor storage areas are visually screened from public places, and e) all outdoor lighting is designed, installed and maintained in accordance with Australian Standard AS 4282 – Control of the obtrusive effects of outdoor lighting.

5.3 Schedule 3 — Definitions

The Scheme adopts the Use definitions (including Defined activity groups and Industry thresholds) as well as the administrative terms and definitions from the Rockhampton Planning Scheme, unless otherwise defined below or in the *Economic Development Act 2012.*

Administrative definitions

Net residential density

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

Rockhampton Planning scheme

The Rockhampton Region Planning Scheme 2015, as amended and replaced from time to time.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by state or local government, including its root zone[24] that:

a. is significant in its ecological value at local, state or national levels,
b. maintains biodiversity,
c. preserves natural landforms, or
d. contributes to the character of a landscape;
e. has cultural or historical value.

[24] The zone of the soil and roots described by the vertical projection of the foliage limit of the tree, to the depth of 1m and including buttress roots on and above the soil surface.

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