

Galilee Basin State Development Area

Development scheme

June 2014

The Department of State Development, Infrastructure and Planning is responsible for driving the economic development of Queensland.

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1. Introduction

- (1) This development scheme may be cited as the Development Scheme for the Galilee Basin State Development Area (GBSDA).
- (2) This development scheme has been prepared pursuant to section 79 of the *State Development and Public Works Organisation Act 1971* (SDPWOA) and takes effect on the date stated in the gazette notice published under section 80(1)(a) of the SDPWOA.
- (3) The GBSDA refers to the part of the Barcaldine Regional Council, Isaac Regional Council, and Whitsunday Regional Council local government areas declared by the State Development and Public Works Organisation (State Development Areas) Regulation 2009 and any subsequent regulation. Maps of the GBSDA are contained in Schedules 1 and 2 of this development scheme.
- (4) To support the implementation of this development scheme, the Coordinator-General may prepare policies to provide guidance on certain aspects of this development scheme.

2. Definitions

(1) In this development scheme:

acquisition land means land:

- (a) proposed to be taken or acquired under the SDPWOA or the *Acquisition of Land Act 1967*; and
- (b) in relation to which a notice of intention to resume under the SDPWOA or the *Acquisition of Land Act 1967*, has been served, and the proposed taking or acquisition has not been discontinued; and
- (c) that has not been taken or acquired.

alternative lawful use for land see SDPWOA, section 87(2).

approved use for land see SDPWOA, section 87(2).

authorised use for land see SDPWOA, section 87(2).

building see the SPA, Schedule 3.

business day see the SPA, Schedule 3.

change a use of land means:

- (a) the start of a new use of land;
- (b) the re-establishment of a use of land that has been abandoned; or
- (c) a material increase in the intensity or scale of the use of land.

community infrastructure see the SPA, Schedule 3.

community value means the values a local community associate with the places, areas, events or people that make their local community a special place. With regard to this development scheme the community values most likely to be affected are associated with public safety and amenity, air quality, noise and nuisance, rights of access, employment, cultural values and the environment.

continued existing lawful use see the SDPWOA, section 85.

Coordinator-General see the SDPWOA, Schedule 2.

cultural heritage value means qualities or physical characteristics of indigenous and non-indigenous cultural heritage that require consideration, assessment and management under relevant legislation and policies and/or values of importance to local communities affected by the GBSDA.

currency period see the SDPWOA, section 84A(3).

current best practice means a standard or methodology recognised by either State or national legislation, policy or authorised governing body.

decision notice means written notice of a decision made by the Coordinator-General under this development scheme.

development scheme means the Development Scheme for the GBSDA.

EIS or environmental impact statement means a statement or study required by the SDPWOA or other legislation that investigates and assesses environmental impacts.

EIS evaluation report means a report issued by the relevant authority that the EIS has been completed to the satisfaction of the relevant authority. This includes all reports associated with the evaluation of an EIS.

environment see the SDPWOA, Schedule 2.

environmental value means the qualities or physical characteristics of the environment.

environmentally relevant activity see the EP Act.

EP Act means the *Environmental Protection Act 1994*.

infrastructure see the SDPWOA, Schedule 2.

infrastructure corridor see the SDPWOA, section 82(8).

land use precinct means an area identified as a precinct in the designation map in Schedule 2 of this development scheme.

minor assessment process means the process used to lodge, assess and decide applications under section 10 of this development scheme.

minor change to an application means a change that does not, in the Coordinator-General's opinion, substantially alter the original application.

minor change to an approval means a change that does not, in the Coordinator-General's opinion, substantially alter the original approval.

owner see the SPA, Schedule 3.

owner of an interest in land see the SDPWOA, section 86.

planning report means a document containing:

- (a) an accurate description of the land, the subject of the application;
- (b) a detailed description of all aspects of the proposed use, including a detailed site plan (to scale) and other plans necessary to describe the proposed use;
- (c) a description of the current and historic land uses;
- (d) a description of adjacent land uses and surrounding uses likely to be affected by the proposed use;
- (e) a detailed assessment of how the proposed use satisfies the strategic vision, overall objectives, land use precincts and the preferred land use for the land use precincts and the relevant assessment criteria including:
 - (i) a detailed description and assessment of any adverse impacts of the proposed use;

- (ii) a management plan describing how any adverse impacts are to be managed;
 - (iii) an assessment of any impact the proposed use may have on existing and planned infrastructure;
 - (iv) identification of any need for upgrades to existing infrastructure or the need for any future infrastructure to support the proposed use.
- (f) relevant supporting information such as plan, drawings construction management plans.

premises see the SPA, Schedule 3.

previous approval means an approved use or an authorised use.

prior affected use means:

- (a) an alternative lawful use; or
- (b) a previous approval.

proponent means a person or their representative who makes an application under this development scheme.

public notification means the process by which the public are informed of certain applications made under this development scheme and submissions sought.

reconfiguring a lot see the SPA, section 10.

referral entity for an application means:

- (a) any relevant technical referral agencies;
- (b) the local governments for the local government areas within which the GBSDA is located; and
- (c) any other entity nominated by the Coordinator-General.

referral entity response period means the period of time for a referral entity to respond to a request by the Coordinator-General for comments on an application.

referral entity submission means a document prepared by a referral entity in response to a request by the Coordinator-General for comments in relation to an application.

regulation means unless stated otherwise, the State Development and Public Works Organisation (State Development Areas) Regulation 2009.

reviewable material means all material received by the Coordinator-General in relation to a properly made application including the application, any supporting information, referral entity submissions, or other submissions.

reviewer means a suitably qualified person appointed by the Coordinator-General under section 9.5 of this development scheme to review the reviewable material relevant to an application. To be suitably qualified the person must have relevant experience in the matter to which the reviewable material refers.

SDPWOA means the *State Development and Public Works Organisation Act 1971*.

significant assessment process means the process used to lodge, assess and decide applications under section 9 of this development scheme.

SDA means State development area.

SPA means the *Sustainable Planning Act 2009*.

submission means a document submitted in response to public notification that:

- (a) is made to the Coordinator-General in writing or electronically;
- (b) is received on or before the last day of the submission period;
- (c) is signed by each person who made the submission;
- (d) states the name and address of each person who made the submission;
and
- (e) states the grounds of the submission and the facts and circumstances relied on in support of the grounds.

submission period means the period for the community to provide comments on an application to the Coordinator-General.

technical referral agencies means an agency that would have been a technical agency for referral if the application had been one for a development approval under the SPA.

temporary use means a use of land that does not compromise the future development of the land for a use that has been identified as a consistent use by this development scheme and lasts no longer than one year from the date of approval.

use see the SPA, Schedule 3.

- (2) Uses referred to in the development scheme have the following meaning:

air services means premises used for the following:

- (a) the arrival and departure of aircraft;
- (b) the housing, servicing, refueling, maintenance and repair of aircraft;
- (c) the assembly and dispersal of passengers or goods on or from an aircraft;
- (d) any ancillary activities directly serving the needs of passengers and visitors to the use;
- (e) associated training and education facilities;
- (f) aviation facilities.

animal husbandry means premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.

bulk materials transport facility means the use of premises for a pipeline or conveyor to transport bulk materials including gas, water, liquid, slurry, or any other mineral.

caretaker's accommodation means a dwelling provided for a caretaker of a non-residential use on the same premises.

child care centre means premises used for minding or care, but not residence, of children.

club means premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.

community use means premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.

cropping means premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.

dual occupancy means premises containing two dwellings on one lot (whether or not attached) for separate households.

dwelling house means a residential use of premises for one household that contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

educational establishment means premises used for training and instruction designed to impart knowledge and develop skills. The use may include after school care for students or on-site student accommodation.

emergency services means premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.

extractive industry means premises used for the extraction and processing of extractive resources and associated activities, including their transportation to market.

food and drink outlet means premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.

health care services means premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

high impact industry means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- (a) potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour, and noise;
- (b) potential for significant offsite impacts in the event of fire, explosion or toxic release;
- (c) generates high traffic flows in the context of the locality or the road network;
- (d) generates a significant demand on the local infrastructure network;
- (e) the use may involve night time and outdoor activities;
- (f) onsite controls are required for emissions and dangerous goods risks.

home-based business means a dwelling used for a business activity where subordinate to the residential use.

hotel means premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.

indoor sport and recreation means premises used for leisure, sport or recreation conducted wholly or mainly indoors.

low impact industry means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- (a) negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- (b) minimal traffic generation and heavy-vehicle usage;
- (c) demands imposed upon the local infrastructure network consistent with surrounding uses;
- (d) the use generally operates during the day (e.g. 7am to 6pm);
- (e) offsite impacts from storage of dangerous goods are negligible;
- (f) the use is primarily undertaken indoors.

major electricity infrastructure means all aspects of development for either the transmission grid or electricity supply networks as defined under the *Electricity Act 1994*. The use may include ancillary telecommunication facilities.

medium impact industry means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- (a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- (b) potential for noticeable offsite impacts in the event of fire, explosion, or toxic release;
- (c) generates high traffic flows in the context of the locality or the road network;
- (d) generates an elevated demand on the local infrastructure network;
- (e) onsite controls are required for emissions and dangerous goods risks;
- (f) the use is primarily undertaken indoors;
- (g) evening or night activities are undertaken indoors and not outdoors.

multiple dwelling means premises which contain three or more dwellings for separate households.

non-resident workforce accommodation means premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.

office means premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:

- (a) business or professional advice;
- (b) service of goods that are not physically on the premises;
- (c) office based administrative functions of an organisation.

outdoor sport and recreation means premises used for a recreation or sport activity that is carried on outside a building and which requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.

park means premises accessible to the public generally for free sport, recreation and leisure and enjoyment, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.

parking station means premises used for parking vehicles where the parking is not ancillary to another use.

place of worship means premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.

power station means an electricity generating plant or system and any ancillary items as defined in section 135AB of the *Electricity Act 1994*.

rail infrastructure means the use of premises for any of the following:

- (a) railway track;
- (b) any other thing required for or ancillary to the construction or operation of a railway including the following:
 - (i) ancillary buildings;
 - (ii) bridges;
 - (iii) communication systems;
 - (iv) construction works;
 - (v) crew change facilities;
 - (vi) drainage structures;
 - (vii) storage of machinery and other equipment (including rollingstock and track monitoring equipment);
 - (viii) marshalling yards;
 - (ix) noticeboards, notice markers and signs;
 - (x) overhead electrical power supply systems;
 - (xi) over-track structures;
 - (xii) platforms;
 - (xiii) power and communication cables;
 - (xiv) rail administration;
 - (xv) rolling stock maintenance and provisioning facilities;
 - (xvi) service roads;
 - (xvii) signalling facilities and equipment;
 - (xviii) stations;
 - (xix) survey stations, pegs and marks;
 - (xx) train operation control facilities;
 - (xxi) tunnels;
 - (xxii) under-track structures.

resource activity see the EP Act, Schedule 4.

rural industry means premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.

service industry means premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

service station means premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.

shop means premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.

shopping centre means premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.

special industry means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- (a) potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- (b) potential for extreme offsite impacts in the event of fire, explosion or toxic release;
- (c) onsite controls are required for emissions and dangerous goods risks;
- (d) the use generally involves night time and outdoor activities;
- (e) the use may involve the storage and handling of large volumes of dangerous goods;
- (f) requires significant separation from non-industrial uses.

substation means premises forming part of a transmission grid or supply network under the *Electricity Act 1994*, and used for:

- (a) converting or transforming electrical energy from one voltage to another;
- (b) regulating voltage in an electrical circuit;
- (c) controlling electrical circuits;
- (d) switching electrical current between circuits;
- (e) a switchyard;
- (f) communication facilities for “operating works” as defined under the *Electricity Act 1994*; or for workforce operational and safety communications.

telecommunications facility means premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

transport depot means premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.

utility installation means premises used to provide the following services:

- (a) supply of water, hydraulic power, or electricity;
- (b) water treatment, sewerage, drainage or stormwater services;
- (c) road;
- (d) waste management facilities;
- (e) network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

warehouse means premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.

- (3) In this development scheme, except where the context otherwise requires:
- (a) the singular includes the plural and vice versa;
 - (b) another grammatical form of a defined word or expression has a corresponding meaning;
 - (c) a reference to a section, paragraph or schedule is to a section or paragraph of, or schedule to, this development scheme, and a reference to this development scheme includes any schedule;
 - (d) a reference to a document or instrument includes the document or instrument as novated, altered, supplemented or replaced from time to time;
 - (e) a reference to a person includes a natural person, partnership, body corporate, association, governmental or local authority or agency or other entity;
 - (f) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
 - (g) the meaning of general words is not limited by specific examples introduced by **including, for example** or similar expressions; and

(h) if a day on which an obligation must be performed or an event must occur is not a business day, the obligation must be performed or the event must occur on or by the next business day.

3. Intent of the GBSDA development scheme

- (1) The intent of this development scheme is to:
 - (a) establish the framework for the Coordinator-General in implementing this development scheme;
 - (b) establish a strategic vision for the GBSDA;
 - (c) regulate the use of land within the GBSDA land use precincts consistent with this development scheme's:
 - (i) strategic vision for the GBSDA;
 - (ii) overall objectives for land uses;
 - (iii) preferred land use intent for the relevant land use precinct;
 - (iv) assessment criteria; and
 - (d) permit a range of ongoing activities where appropriate.
- (2) This development scheme does this by:
 - (a) describing the strategic vision for the GBSDA;
 - (b) identifying the overall objectives for all land uses within the GBSDA;
 - (c) identifying land use precincts and the preferred land use intent for each precinct including precinct use tables¹;
 - (d) establishing other relevant matters related to the functioning of this development scheme;
 - (e) providing supporting schedules including maps and assessment criteria; and
 - (f) stating that supporting policies provide guidance on various elements of this development scheme.

¹ The precinct use tables identify the land uses that are, may be or are not consistent with the preferred land use intent for each precinct. All proposed development in the GBSDA is required to be assessed against the development scheme's strategic vision, overall objectives, intent of the relevant land use precinct, and relevant assessment criteria, regardless of the position of the land use in the relevant precinct use table. Applications under this development scheme that are not consistent with the strategic vision, overall objectives, the preferred land use intent of the land use precincts, and relevant assessment criteria are likely to be refused.

4. Strategic vision for the GBSDA

- (1) The vision for the GBSDA is to:
 - (a) facilitate increased opportunities for Queensland through supporting the development of the Galilee Basin;
 - (b) ensure development in the GBSDA occurs in a logical sequence and is focussed on both the short and long term economic benefits to the region and State;
 - (c) ensure a coordinated approach to the establishment of multi-user infrastructure corridors between the Galilee Basin and the Port of Abbot Point;
 - (d) provide for and facilitate the development, construction and operation of rail infrastructure within the multi-user infrastructure corridors;
 - (e) provide for the establishment of supporting industry and infrastructure to facilitate the mining and export of coal from the Galilee Basin within the Mining Services Precinct;
 - (f) ensure the rail corridor precincts and mining services precincts are protected from incompatible land uses;
 - (g) provide greater certainty to industry and stakeholders.

The strategic vision is supported by the GBSDA land use precincts which are shown in Schedule 2 of this development scheme.

5. Overall objectives for land uses

- (1) Development within the GBSDA will:
 - (a) be consistent with the State's intentions for the development of the Galilee Basin;
 - (b) be consistent with the strategic vision for the GBSDA, the land use precincts and each land use precinct's preferred land use intent;
 - (c) allow for the establishment of infrastructure corridors and supporting industry and infrastructure that facilitate the export of coal from the Galilee Basin;
 - (d) ensure the integrity and functionality of the GBSDA is maintained and protected from land uses and activities that may be incompatible with, or adversely affect the ability to achieve the strategic vision of the GBSDA;
 - (e) where appropriate, facilitate the development of end to end infrastructure solutions in multi-user infrastructure corridors;
 - (f) ensure the physical characteristics of land are considered in determining the suitability and location of development;
 - (g) ensure development recognises and manages impacts on environmental, cultural heritage and community values;
 - (h) be adequately serviced by infrastructure;
 - (i) achieve appropriate levels of flood immunity and appropriately manage flood levels on adjoining land;
 - (j) use water and energy efficiently and minimise potential impacts on water quality.

6. GBSDA land use precincts

- (1) The GBSDA has two land use precincts as identified in Schedule 2.
- (2) This part describes the preferred land use intent for each precinct and identifies the specific land uses that are, may be or are not consistent with the preferred land use intent for each precinct.
- (3) Table 1 identifies the preferred land use intent for each of the land use precincts in the GBSDA.

Table 1 Precincts and preferred land use intent

Precinct	Preferred land use intent
Rail Corridor Precinct	<p>This precinct is to accommodate future rail infrastructure and associated activities to support resource activities and other development in the Galilee Basin. Rail infrastructure is to minimise impacts on existing infrastructure including road, rail, electrical, water and telecommunications infrastructure.</p> <p>Other uses may be permissible where they do not compromise future rail infrastructure.</p> <p>Land uses not consistent with future rail infrastructure will generally not be supported in this precinct.</p>
Mining Services Precinct	<p>This precinct is to accommodate uses that support resource activities and other development in the Galilee Basin. Such uses currently envisaged include an airport, industrial activities and non-resident workforce accommodation.</p>

- (4) Tables 2 and 3 identify the land uses that are, may be, or are not consistent with the preferred land use intent for each precinct.

Table 2 Precinct use table – Rail Corridor Precinct

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> • rail infrastructure 	<ul style="list-style-type: none"> • animal husbandry • bulk materials transport facility • cropping • extractive industry • major electricity infrastructure • non-resident workforce accommodation • substation • telecommunications facility • utility installation 	All other uses not specified in Column 1 or 2.

Table 3 Precinct use table – Mining Services Precinct

Column 1	Column 2	Column 3
<p>Uses which are consistent with the preferred land use intent</p>	<p>Uses which may be consistent with the preferred land use intent</p>	<p>Uses which are not consistent with preferred land use intent</p>
<ul style="list-style-type: none"> • air services • emergency services • low impact industry • medium impact industry • non-resident workforce accommodation • rail infrastructure • service industry • utility installation 	<ul style="list-style-type: none"> • animal husbandry • bulk materials transport facility • caretaker's accommodation • child care centre • club • community use • cropping • dual occupancy • dwelling house • educational establishment • extractive industry • food and drink outlet • health care services • high impact industry • home-based business • hotel • indoor sport and recreation • major electricity infrastructure • multiple dwelling • office • outdoor sport and recreation • park • parking station • place of worship • power station • service industry • service station • shop • shopping centre • substation • telecommunications facility • transport depot • warehouse 	<p>All other uses not specified in Column 1 or 2.</p>

-
- (5) The land uses identified as:
- (a) consistent uses within the land use precinct – support the preferred land use intent for each precinct;
 - (b) uses that may be consistent within the land use precinct – could support the preferred land use intent for each land use precinct, provided the proposed use:
 - (i) supports or is otherwise complementary to the identified consistent uses;
 - (ii) does not compromise development of the identified consistent uses;
 - (iii) is a temporary use;
 - (c) uses that are not consistent uses within the land use precinct – do not support the preferred land use intent for each land use precinct.

7. Assessment criteria

- (1) The assessment criteria for this development scheme are included in Schedule 3. The criteria provide more specific direction for relevant issues that applications under this development scheme may be required to address, to the satisfaction of the Coordinator-General.

8. Regulating land use in the GBSDA

- (1) A person may only carry out a use of land in the GBSDA in accordance with the SDPWOA and this development scheme.
- (2) A person may make an application to:
 - (a) change a use of land – section 9 or 10;
 - (b) extend a currency period – section 11;
 - (c) make a minor change to an application – section 12;
 - (d) make a minor change to an approval – section 13; and
 - (e) undertake a prior affected use – section 14.
- (3) Activities other than those listed in subsection (2) are regulated by relevant legislation and planning instruments; predominantly the SPA and the Barcardine, Isaac, and Whitsunday Regional Councils' planning schemes.
- (4) To obtain an approval from the Coordinator-General to change a use of land, a proponent must make a written application in accordance with section 84AA of the SDPWOA and this development scheme. Depending upon the nature of the proposed use, applications will follow one of two development assessment processes, i.e. the significant assessment process or the minor assessment process.
- (5) The Coordinator-General decides the assessment process to be used for a change a use of land application. Potential proponents will be advised on the appropriate assessment process during any pre-lodgement process or upon application.
- (6) Other applications relevant to the use of land as listed in subsection (2) also require the written approval of the Coordinator-General. To obtain an approval from the Coordinator-General, a proponent must make written application in accordance with this development scheme.
- (7) This development scheme does not apply to the use of premises in accordance with a community infrastructure designation under the SPA².
- (8) This development scheme does not further regulate a continued existing lawful use under section 85 of the SDPWOA. However, if a person proposes to change a use of land the person must obtain the Coordinator-General's approval to the change under this development scheme.

² See section 204 SPA

9. Significant assessment process

9.1 Pre-lodgement stage

- (1) Prior to lodging an application for approval to change a use of land with the Coordinator-General, a proponent may request a pre-lodgement consideration of the proposed application.
- (2) A request for a pre-lodgement consideration must include:
 - (a) the real property description of the land;
 - (b) the proponent's name, address and contact details;
 - (c) each proposed use for which approval is sought;
 - (d) the relevant technical referral agencies;
 - (e) sufficient detail to identify any issues associated with the proposed use, including:
 - (i) photographs of the site and the surrounding area;
 - (ii) concept or detailed plans;
 - (iii) potential impacts;
 - (iv) preliminary assessment against the strategic vision, overall objectives, the preferred land use intent for the relevant precinct and the relevant assessment criteria of this development scheme;
 - (v) any details of location, design or operational issues that need to be discussed; and
 - (f) payment of the relevant fee, if required.
- (3) Within 20 business days of receiving the pre-lodgement information specified above, the Coordinator-General will provide the proponent with written advice on relevant matters which may include:
 - (a) whether the proposed use is one that is contemplated by this development scheme;
 - (b) material that should be provided as part of a future application;
 - (c) whether the application must be undertaken using the significant assessment process or the minor assessment process; and
 - (d) the referral entities for the application.
- (4) In deciding an application, the Coordinator-General is not bound by any advice given under subsection (3).

9.2 Application stage

- (1) To be a properly made application, the application must:
 - (a) include a real property description of the land;
 - (b) include the proponent's name, address and contact details;
 - (c) identify each proposed use for which approval is sought;

- (d) subject to subsection (2), include the written consent of the owner of the land;
 - (e) state the technical referral agencies (and referral entities if known) for the application;
 - (f) if the application is for approval to change a use of land for a part of a larger development, include a description of the larger development and details of any interdependency between the application and the larger development;
 - (g) include a statement on whether the proposal is or will be subject to an EIS;
 - (h) include a list of all other approvals required for the development to proceed;
 - (i) include payment of the relevant fee; and
 - (j) be accompanied by:
 - (i) a comprehensive planning report; and
 - (ii) if one has been prepared, an EIS relevant to the application including any EIS evaluation report.
- (2) The consent of the owner of the land is not required to the extent that:
- (a) the land, the subject of the application, is acquisition land; and
 - (b) the application relates to the purpose for which the land is to be taken or acquired.
- (3) Within 20 business days of receiving the application, the Coordinator-General must issue a written notice to the proponent that:
- (a) states:
 - (i) the application has been accepted as being a properly made application;
 - (ii) the referral entities for the application; and
 - (iii) the proponent is to provide additional information by a specified date or that no additional information is required; or
 - (b) states the application has not been accepted as a properly made application and the reasons for the decision; or
 - (c) states that the Coordinator-General is not satisfied that adequate environmental assessment of the proposed use has been carried out in accordance with an environmental assessment process, such as an EIS under the SDPWOA, under another Act, or under a Commonwealth Act, and that the application is on hold until such environmental assessment has been carried out.
- (4) For clarity, despite anything else in this development scheme, if an application is to change a use of land that is part of a larger development the Coordinator-General may, but is not required to, refuse to accept the application and may instead require the proponent to submit an application to change a use of land for the larger development, or for a larger part of the larger development;

- (5) If the Coordinator-General issues a written notice in accordance with subsection (3)(c), the Coordinator-General will issue a subsequent subsection (3)(a or b) notice to reactivate the application once the Coordinator-General has been notified by the proponent and is satisfied that an adequate environmental assessment of the proposed use of land has been carried out in accordance with an environmental assessment process under the SDPWOA, under another Act, or under a Commonwealth Act.
- (6) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
- (7) The Coordinator-General may determine that the referral and/or public notification stages of the assessment process under this development scheme need not be complied with in whole or in part to the application because:
 - (a) the application has already been subject to another referral and/or public consultation process; and
 - (b) the Coordinator-General is satisfied the referral and/or public consultation undertaken meets the requirements of the relevant stages.
- (8) If making a determination under subsection (7), the Coordinator-General must within 10 business days, issue a written notice to the:
 - (a) proponent stating which stages of the assessment process need not be complied with; and
 - (b) relevant referral entities informing them of the decision, including the reasons for the decision.

9.3 Referral stage

- (1) If referral of the application is required, the Coordinator-General must:
 - (a) by written notice:
 - (i) give a copy of the application and any additional information provided to referral entities within 10 business days of the end of the application stage; and
 - (ii) request referral entities assess the application and identify any additional information required; and
 - (b) inform, by written notice, the proponent of compliance with paragraph (a).
- (2) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (1) by not more than 10 business days.
- (3) Within 20 business days of receipt of notice under subsection (1), a referral entity must, if requesting additional information, provide the Coordinator-General with a written notice of the additional information required.

- (4) If the Coordinator-General receives a request for additional information under subsection (3), the Coordinator-General must, within five business days of the end of the period under subsection (3), give the proponent written notice of the additional information requested and that a response to the information request must be provided by a date specified in the notice.
- (5) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (3) by not more than 10 business days.
- (6) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
- (7) After the proponent responds in accordance with subsection (6), the Coordinator-General will, within 10 business days, provide referral entities with the proponent's response and request that the referral entities proceed with assessment of the application.
- (8) Referral entities are to assess the application and any additional information and provide a referral entity submission to the Coordinator-General within the relevant referral entity response period:
 - (a) if a request is not made under subsection (3) – 30 business days after receiving the application under subsection (1); or
 - (b) if a request is made under subsection (3) – 30 business days after receiving the proponent's response under subsection (7).
- (9) If a referral entity does not respond within the referral entity response period, the Coordinator-General may proceed to the next stage of the assessment process as if the referral entity had assessed the application and had no requirements.

9.4 Public notification stage

- (1) This section applies to an application only if the Coordinator-General identifies that the application requires public notification.
- (2) The Coordinator-General must, within 10 business days after the end of the application stage if the referral stage does not apply, or the end of the referral stage, give a written notice to the proponent:
 - (a) if a decision has not already been made, stating that the application does not require public notification; or
 - (b) if public notification is required – stating that public notification is required for a period (the submission period) of not less than 15 business days starting on the day after the last action under subsection (3) is carried out, and the requirements for public notification as per subsections (3 – 5 and 8).
- (3) If public notification is required, the proponent must:
 - (a) publish a notice at least once in a newspaper(s) circulating generally in the locality of the GBSDA; and

- (b) place a notice on each road frontage of the land, which remains in place for the whole of the submission period; and
 - (c) give written notice to the owners of all land adjoining the land the subject of the application.
- (4) The proponent must comply with subsection (3) within 20 business days after receiving notice from the Coordinator-General under subsection (2)(b) and notify the Coordinator-General five business days prior to commencement of public notification. The application lapses if the proponent does not carry out public notification in accordance with subsections (3 – 5).
- (5) The notice referred to in subsection (3) must:
- (a) include an accurate description of the land, the subject of the application;
 - (b) include a brief description of the proposed use;
 - (c) state that the application is available for inspection from the Coordinator-General;
 - (d) state that any person may make a submission in writing to the Coordinator-General;
 - (e) state that submissions can be lodged in writing or electronically;
 - (f) state details of the submission period; and
 - (g) state what constitutes a submission.
- (6) The Coordinator-General must make the application, including the planning report, EIS if any, and any additional information, available for inspection and purchase by the public for the whole of the submission period.
- (7) A person may, on or before the last day of the submission period, make a submission to the Coordinator-General in respect of the application.
- (8) Within five business days after the end of the submission period, the proponent must provide the Coordinator-General with a statutory declaration which establishes that the proponent has complied with subsections (3 – 5) and states the last date of the submission period.

9.5 Review stage

- (1) The Coordinator-General may appoint a reviewer to review the reviewable material to provide advice to the Coordinator-General prior to the decision stage for an application.
- (2) Any appointment of a reviewer must occur within 15 business days of the end of the:
- (a) referral stage provided the public notification stage is not applicable; or
 - (b) public notification stage.
- (3) The Coordinator-General must provide a written notice to the proponent of the intention to appoint a reviewer within five business days of the end of the relevant stages outlined in subsection (2).

- (4) The reviewer is to provide a report to the Coordinator-General with 20 business days on, but not limited to:
 - (a) any technical matter referred to in the application and supporting information;
 - (b) the merits of any referral entities submissions;
 - (c) the implications of the matters from paragraphs (a and b) for the application or decision;
 - (d) recommendations about how those issues from paragraphs (a, b and c) could be responded to.
- (5) If the reviewer does not respond within the time specified in subsection (4), the Coordinator-General may proceed to the next stage of the assessment process as if the Coordinator-General had not appointed a reviewer.

9.6 Decision stage

- (1) The Coordinator-General must decide the application in accordance with section 84AB of the SDPWOA and this development scheme within 30 business days (the decision-making period) of:
 - (a) the end of the application stage provided the referral, public notification or review stages are not applicable;
 - (b) the end of the referral stage provided the public notification or review stages are not applicable;
 - (c) the end of the public notification stage provided the review stage is not applicable; or
 - (d) the end of the review stage.
- (2) The Coordinator-General may, by written notice given to the proponent and without the proponent's agreement, extend the decision making period by not more than 30 business days.
- (3) The Coordinator-General will assess the application having regard to:
 - (a) the application and any additional information provided;
 - (b) an EIS and EIS evaluation report, if relevant;
 - (c) any referral entity submissions or submissions received;
 - (d) any report of a reviewer;
 - (e) this development scheme, including the intent of the relevant land use precinct, and any relevant assessment criteria, regardless of the position of the proposed land use in the relevant land use table;
 - (f) relevant State policies and government priorities; and
 - (g) any other matter the Coordinator-General considers to be relevant.
- (4) In making a decision, the Coordinator-General will consider, amongst other matters, if, in the opinion of the Coordinator-General the:
 - (a) proponent has adequately responded to any request for additional information;
 - (b) application has adequately demonstrated the use is contemplated by this development scheme and any relevant policies; and

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- (c) application adequately addresses any issues raised in a referral entity submission or submission.
 - (5) Applications under this development scheme that are not consistent with the strategic vision, overall objectives, the preferred land use intent of the land use precincts and relevant assessment criteria are likely to be refused.
 - (6) If the Coordinator-General approves the application subject to conditions, a condition may, without limitation:
 - (a) place a limit on how long the use may continue; or
 - (b) require any necessary decommissioning or restoration of the premises; or
 - (c) address infrastructure requirements, such as payment of monetary contributions towards the cost of supplying infrastructure; or
 - (d) give effect to any aspect of this development scheme.
 - (7) The Coordinator-General must give the decision notice to:
 - (a) the proponent;
 - (b) any referral entities who made a referral entity submission about the application; and
 - (c) any person who made a submission about the application.
 - (8) The decision notice must be given within 10 business days after the day the decision is made and must include:
 - (a) whether the application is approved, approved subject to conditions or refused, and if refused, the reasons for the decision; and
 - (b) if the application is approved subject to conditions, the conditions.
 - (9) For clarity, the Coordinator-General may approve an application to a change a use of land that is part of a larger development.

10. Minor assessment process

10.1 Pre-lodgement stage

- (1) Prior to lodging an application for approval to change a use of land with the Coordinator-General, a proponent is encouraged to have a pre-lodgement discussion with staff from the Office of the Coordinator-General to minimise issues associated with a future application.

10.2 Application stage

- (1) To be a properly made application, the application must:
 - (a) include a real property description of the land;
 - (b) include the proponent's name, address and contact details;
 - (c) identify each proposed use for which approval is sought;
 - (d) subject to subsection (2), include the written consent of the owner of the land;
 - (e) state the technical referral agencies and referral entities if known for the application;
 - (f) include a list of all approvals required for the development to proceed;
 - (g) include payment of the relevant fee; and
 - (h) be accompanied by an adequate planning report:
- (2) The consent of the owner of the land is not required to the extent that:
 - (a) the land, the subject of the application, is acquisition land; and
 - (b) the application relates to the purpose for which the land is to be taken or acquired.
- (3) Within 20 business days of receiving the application the Coordinator-General must issue a written notice to the proponent that:
 - (a) states:
 - (i) the application has been accepted as being a properly made application;
 - (ii) the referral entities, if any for the application; and
 - (iii) the proponent is to provide additional information by a specified date or that no additional information is required; or
 - (b) states the application has not been accepted as a properly made application and the reasons for the decision.
- (4) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.

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- (5) The Coordinator-General may determine that the referral stage of the assessment process under this development scheme need not be complied with in whole or in part to the application because, in the opinion of the Coordinator-General, referral is not warranted.
 - (6) If making a determination under subsection (5), the Coordinator-General must, by way of written notice, inform the proponent the referral stage need not be complied with:
 - (a) under subsection (3), if no additional information required; or
 - (b) within 10 business days of receiving a response under subsection (4).

10.3 Referral stage

- (1) If referral of the application is required, the process outlined in section 9.3 applies as if it was under section 10.3.

10.4 Decision stage

- (1) The Coordinator-General must decide the application in accordance with section 84AB of the SDPWOA and this development scheme within 20 business days (the decision-making period) of:
 - (a) the end of the application stage provided the referral stage is not applicable; or
 - (b) the end of the referral stage.
- (2) The Coordinator-General will assess the application having regard to:
 - (a) the application and any additional information;
 - (b) any referral entity submissions;
 - (c) this development scheme, including the intent of the relevant land use precinct, and any relevant assessment criteria, regardless of the position of the proposed land use in the relevant land use table;
 - (d) relevant State policies and government priorities; and
 - (e) any other matter the Coordinator-General considers to be relevant.
- (3) Section 9.6(4-8) apply as if they were part of section 10.4(4-8).

11. Extend a currency period

- (1) To be a properly made application, the application must:
 - (a) provide sufficient details to identify the approval for which the extension is being requested;
 - (b) include the name and address of the proponent;
 - (c) subject to subsection (2), include the written consent of the owner of the land;
 - (d) include sufficient grounds to support the application;
 - (e) include payment of the relevant fee; and
 - (f) be made before the end of the currency period for the approval.
- (2) The consent of the owner of the land is not required to the extent that:
 - (a) the land, the subject of the application, is acquisition land; and
 - (b) the application relates to the purpose for which the land is to be taken or acquired.
- (3) The current approval does not lapse until the Coordinator-General makes a decision on the application.
- (4) Within 10 business days of receiving the application, the Coordinator-General must issue a written notice that:
 - (a) states:
 - (i) the application has been accepted as being a properly made application; and
 - (ii) the proponent is to provide additional information by a specified date or that no additional information is required; or
 - (b) states the application has not been accepted as a properly made application and the reasons for the decision.
- (5) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
- (6) Referral entities may be consulted if, in the opinion of the Coordinator-General, the application would affect any matters about which a referral entity has jurisdiction.
- (7) The Coordinator-General must make a decision on the application within 20 business days (the decision-making period) of:
 - (a) if no additional information is requested – issuing notice to that effect under subsection (4); or
 - (b) if additional information is requested – receipt of a response under subsection (5).
- (8) In deciding the application the Coordinator-General must approve, approve with conditions, or refuse the application.

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- (9) The Coordinator-General must give the decision notice to the proponent and any referral entities affected by the decision.
 - (10) The decision notice must be given within 10 business days after the day the decision is made and include:
 - (a) whether the application is approved, approved with conditions or refused, and if refused, the reasons for the decision; and
 - (b) if the application is approved, that the decision notice becomes the new decision notice for the approval.

12. Make a minor change to an application

- (1) A minor change to an application means a change that does not, in the Coordinator-General's opinion, substantially alter the original application in a way that would:
 - (a) result in a substantially different application, including involving a new use or a significant increase in the scale of the use;
 - (b) cause the Coordinator-General to make an information request about the change;
 - (c) cause a referral entity to make or alter a referral entity submission, if one has already been made;
 - (d) cause a person to make or alter a submission, if one has already been made; or
 - (e) compromise the ability of the Coordinator-General to make a decision on the original application.
- (2) If the application for a minor change to an application is made during the decision stage for the original application, the decision-making period for the original application is on hold until the Coordinator-General makes a decision on the application for a minor change.
- (3) To be a properly made application, the application must:
 - (a) identify the original application to which this application applies;
 - (b) identify the change to the original application which is being sought;
 - (c) include the consent of the owner of the land subject to the application;
 - (d) identify if the proposed change is likely to require referral to a referral entity;
 - (e) include payment of the relevant fee; and
 - (f) be accompanied by sufficient information to support the proposed change.
- (4) Section 11(4-9) apply as if they were part of section 12(4-8).
- (5) The decision notice must be given within 10 business days after the day the decision is made and must include:
 - (a) whether the application is approved or refused, and if refused, the reasons for the decision;
 - (b) if the application is approved, a statement that the assessment of the original application can continue as if the minor change was part of the original application; or
 - (c) if the application is refused, a statement that assessment of the original application will continue unless the proponent withdraws the original application.

13. Make a minor change to an approval

- (1) A minor change to an approval means a change that does not, in the Coordinator-General's opinion, substantially alter the original approval in a way that would:
 - (a) result in a substantially different use, e.g.:
 - (i) involves a use that is different to the approved use; or
 - (ii) results in different or additional impacts that have not been assessed as part of the process to gain the original approval.
 - (b) if the proposed change would have been included in the process to gain the original approval – have caused:
 - (i) the Coordinator-General or a referral entity to request additional information about the change; or
 - (ii) a referral entity to make or alter a referral entity submission about the change; or
 - (iii) a person to make or alter a submission about the change;
 - (c) substantially alters any other matter of the approval.
- (2) To be a properly made application, the application must:
 - (a) identify the original approval to which this application applies;
 - (b) identify the changes to the original approval which are being sought;
 - (c) include the consent of the owner of the land subject to the application;
 - (d) identify if the proposed change is likely to require referral to a referral entity;
 - (e) include payment of the relevant fee; and
 - (f) be accompanied by sufficient information to support the proposed change.
- (3) Section 11(4-9) apply as if they were part of section 13(3-8).
- (4) The decision notice must state:
 - (a) whether the application is approved, approved with conditions or refused, and if refused, the reasons for the decision; and
 - (b) if the application is approved, that the decision notice becomes the new decision notice for the approval.

14. Undertake a prior affected use

- (1) An owner of an interest in land wishing to undertake a prior affected use must make a written application to the Coordinator-General for approval of the prior affected use if the commencement of the prior affected use would be an offence under section 84 of the SDPWOA and:
 - (a) the alternative lawful use was one that was permitted to occur immediately before this development scheme came into effect; or
 - (b) the previous approval was in effect immediately before this development scheme came into effect and the currency period for the previous approval has not lapsed before this development scheme came into effect.
- (2) To be a properly made application, the application must:
 - (a) include a description of the land, the subject of the application;
 - (b) include the name and address of the owner of interest in land;
 - (c) identify the proposed use or uses for which approval is sought;
 - (d) include payment of the relevant fee;
 - (e) if for an alternative lawful use, include documentation that demonstrates that the use was one that was permitted prior to this development scheme coming into effect;
 - (f) if for a previous approval, include a copy of the previous approval, including any conditions, issued to which the approval applies; and
 - (g) be accompanied by sufficient information to support the proposed application.
- (3) Within 20 business days of receiving the application the Coordinator-General must issue a written notice that:
 - (a) states:
 - (i) the application has been accepted as being a properly made application; and
 - (ii) the proponent is to provide additional information by a specified date or advise that no additional information is required; or
 - (b) states the application has not been accepted as a properly made application and the reasons.
- (4) If the proponent receives a written request for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
- (5) When assessing the application, the Coordinator-General must have regard to the following:
 - (a) the planning scheme for the relevant local government that was in effect at the time this development scheme came into effect;
 - (b) this development scheme and any relevant policies;

- (c) the nature of the proposed use and its potential impacts on the identified consistent uses in this development scheme;
 - (d) the currency period of any previous approval; and
 - (e) any other matters the Coordinator-General deems relevant.
- (6) Within 20 business days of the completion of processes under subsection 3, the Coordinator-General must make a decision on the application and consider if, in the opinion of the Coordinator-General, the application:
- (a) is consistent with or would not compromise any aspect of this development scheme; or
 - (b) does not meet paragraph (a) but there are mitigating circumstances for approving the application;

Then must:

- (c) approve the application; or
 - (d) approve the application subject to conditions; or
 - (e) refuse the application.
- (7) Referral entities may be consulted if, in the opinion of the Coordinator-General, the application would affect any matters about which a referral entity has jurisdiction.
- (8) If the Coordinator-General approves the application subject to conditions, a condition may, without limitation:
- (a) place a limit on how long the use may continue; or
 - (b) require any necessary decommissioning or restoration of the premises; or
 - (c) address infrastructure requirements, such as payment of monetary contributions towards the cost of supplying infrastructure; or
 - (d) give effect to any aspect of this development scheme.
- (9) The Coordinator-General must give the decision notice to the proponent within 10 business days after the day the decision is made and include:
- (a) whether the application is approved, approved subject to conditions or refused and if refused the reasons for the decision;
 - (b) if the application is approved subject to conditions, the conditions;
 - (c) the currency period for any approval; and
 - (d) if refused, a statement that under section 87 of the SDPWOA the owner of an interest in land may be entitled to compensation.

15. Compliance with this development scheme

- (1) If a procedural requirement of this development scheme has not been fully complied with, but the Coordinator-General is satisfied the non-compliance, or partial compliance, has not substantially restricted the opportunity for a person to exercise the rights conferred on the person by this development scheme, the Coordinator-General may deal with the matter in the way the Coordinator-General deems appropriate.
- (2) At any point during an application, a proponent may request by way of written notice to the Coordinator-General, that their application be placed on hold. The notice must outline the reasons for the request. If the Coordinator-General is satisfied with the request, the Coordinator-General may place the application on hold for no longer than 12 months from the date of the application.
- (3) The Coordinator-General will only consider applications under subsection (2) under exceptional circumstances.

16. Decisions made under this development scheme

- (1) If an approval is given in accordance with this development scheme, the approval takes effect from:
 - (a) the time the decision is made; or
 - (b) where the application includes an environmentally relevant activity, the time when the authority for the environmentally relevant activity issues the environmental authority under the EP Act.
- (2) However, if the approval relates to land that was acquisition land to which section 9.2(2) and section 10.2(2) applied when the application was made the approval does not have effect until the later of the following:
 - (a) the day the land is taken or acquired under the SWPWOA or the *Acquisition of Land Act 1967*;
 - (b) the time the approval would, other than for this subsection, have effect.
- (3) There is no right of appeal against any decision of the Coordinator-General made under this development scheme.
- (4) The Coordinator-General must hold for inspection a copy of all decision notices given under this development scheme.

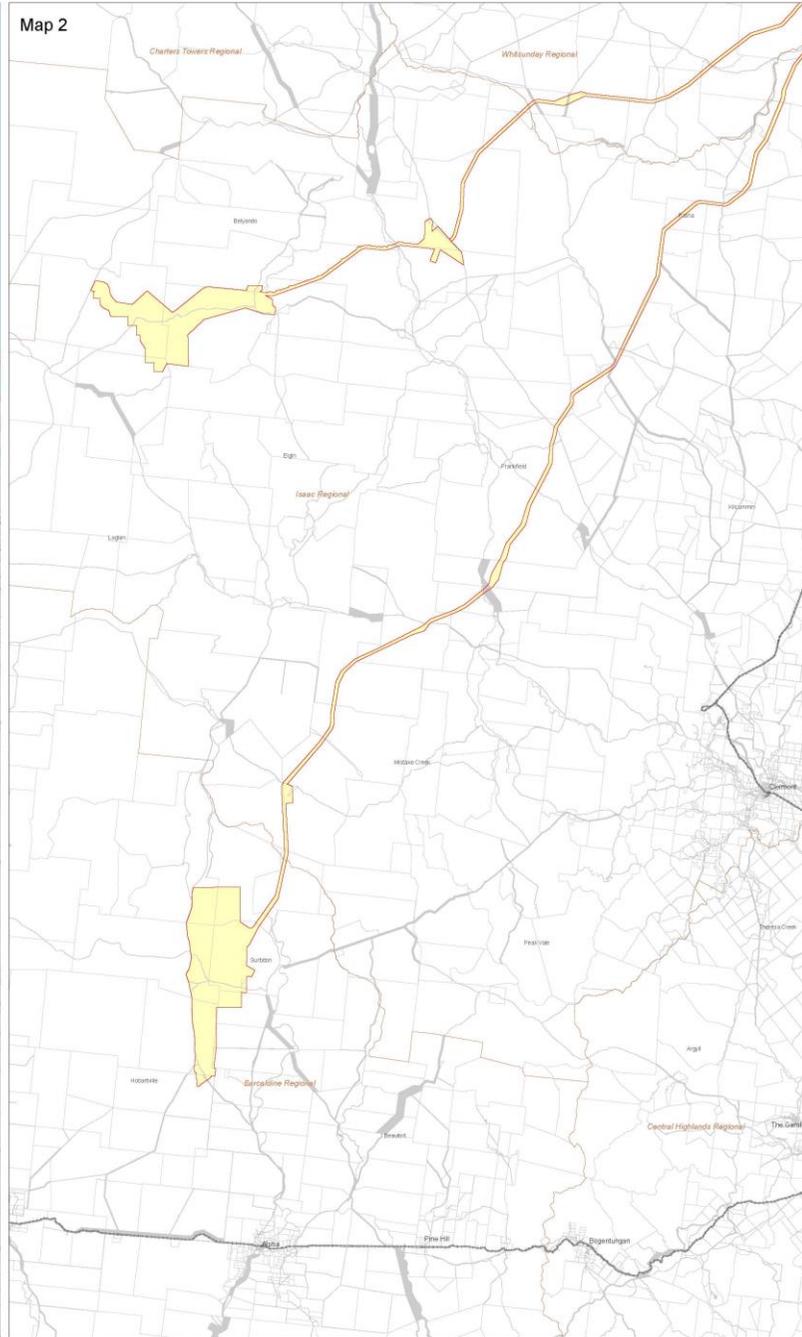
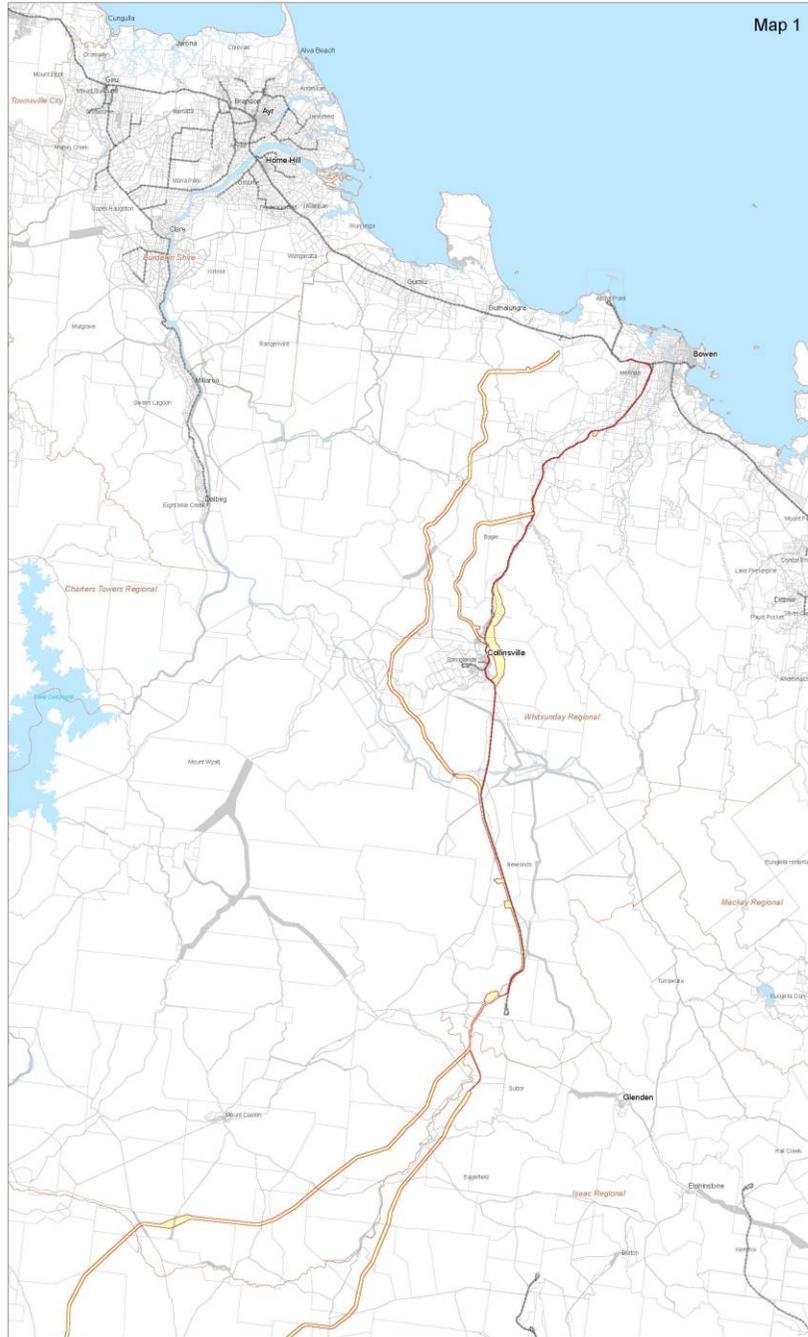
17. Approval attaches to land

- (1) An approval given under this development scheme attaches to the land and binds the owner, the owner's successors in title and any occupier of the land.
- (2) To remove any doubt, it is declared that subsection (1) applies even if later development (including reconfiguring a lot) is carried out on the land (or the land is reconfigured).

18. Status of applications under superseded development schemes

- (1) Subject to subsection (2), applications or requests made, but not decided, before the commencement of a new or varied development scheme for the GBSDA will continue to be assessed and decided under the development scheme in force at the time the application or request was made.
- (2) In assessing the application the Coordinator-General may consider the new or varied development scheme to the extent the Coordinator-General deems appropriate.

Schedule 1 – regulation map of the GBSDA



Galilee Basin
State Development Area
GBSDA_001_001
Regulation Map
Issued under Part 6 of
The State Development & Public Works Organisation Act 1971



Note
Elevation or contours are provided to Natural Resources and Water Queensland 2014 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and is provided as a guide only. It is not intended to be used for any purpose for which its use may be dangerous or result in damage or loss (including consequential damage) resulting from its use.

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Source
The Coordinator-General
The Department of State Development, Infrastructure and Planning

Datum - GDA 94 Projection - MGA 94 Zone 55

Legend

- Galilee Basin State Development Area boundary
- Existing Railway lines
- Roads
- Property boundaries
- Waterbody/waterway
- Local Government Area boundary

0 5 10 20
Kilometres



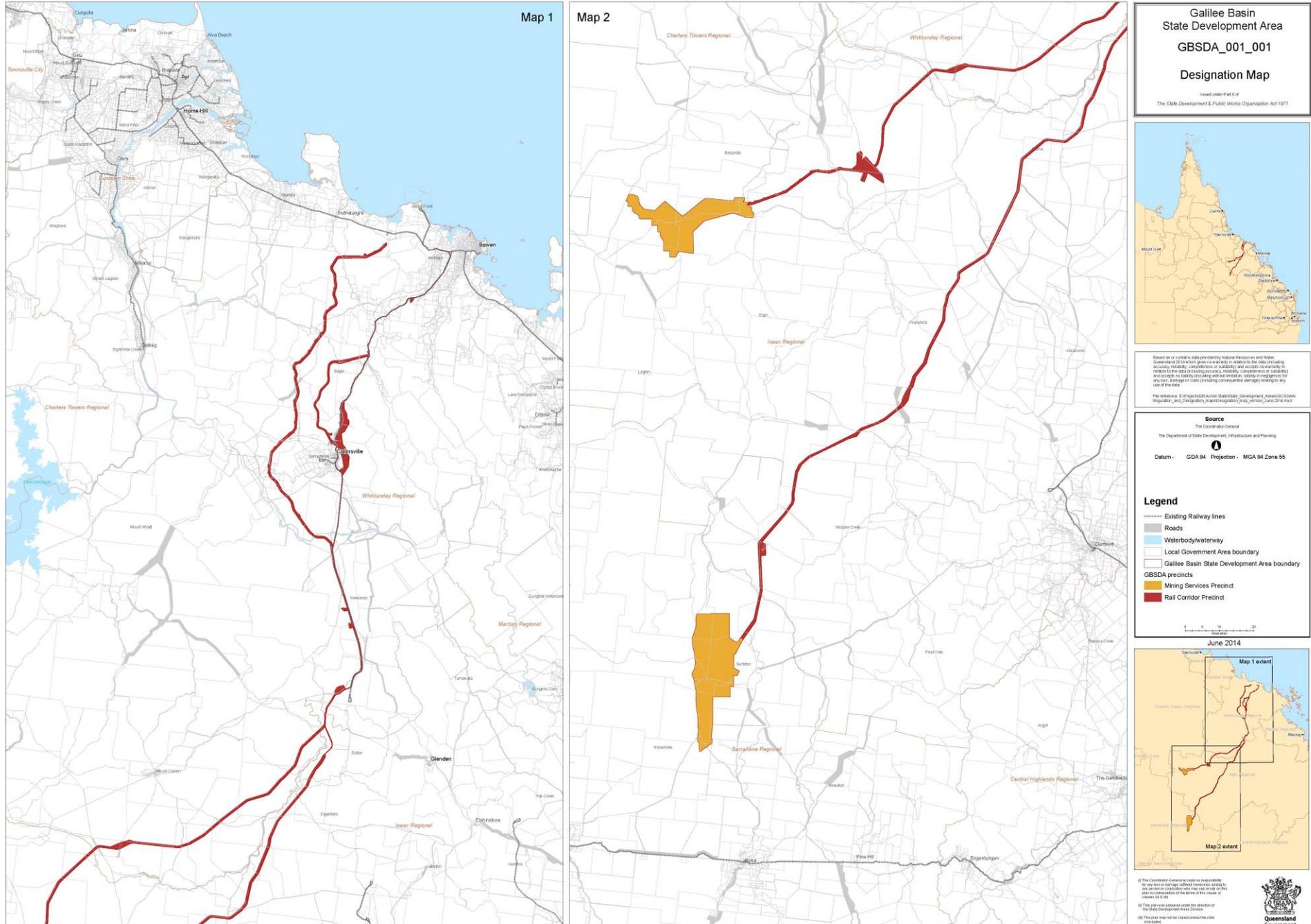
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All other names may not be listed unless they are of importance.



Schedule 2 – GBSDA designation map



Schedule 3 – Assessment criteria

- (1) The assessment criteria support the strategic vision, overall objectives and the preferred land use intent for the precincts.
- (2) Assessment requirements for development in the GBSDA are included in Table 4
- (3) Additional assessment criteria for development in the Mining Services Precinct are included in Table 5.

Table 4 Assessment criteria for development in the GBSDA

Infrastructure	
1.	Development maximises infrastructure efficiency and minimises infrastructure costs for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy.
2.	Development plans for and manages impacts on existing and future known infrastructure.
Emissions	
3.	Development: <ul style="list-style-type: none"> • is designed to avoid or otherwise minimise adverse impacts from emissions that will affect the health and safety, wellbeing and amenity of communities and individuals; • supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008 (Appendix 5).
4.	Development is to minimise potential impacts of conflicts arising from (but not limited to) spray drift, odour, noise, dust, smoke or ash emissions with sensitive uses. This can be achieved by an effective separation or other demonstrated effective management tool.
Flooding	
5.	Development is to demonstrate through appropriate flood modelling that appropriate levels of flood immunity can be achieved while avoiding alterations to existing flow rates, flood heights or other flooding impacts on upstream, downstream, or adjacent properties. This includes potential impacts from changes to stormwater flows and local flooding.
Contaminated land	
6.	Development of land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register is to be investigated to ensure impacts to human health and the environment are not adversely affected. If required, develop a strategy to manage the existing contamination and potential for additional contamination such that human health and the environment are not adversely affected.
Acid sulfate soils	
7.	Development is to demonstrate current best practice: <ul style="list-style-type: none"> • avoids the disturbance of acid sulfate soils (ASS); or • ensures that the disturbance of ASS avoids or minimises the mobilisation release of acid and metal contaminants.
Road works	
8.	Increased traffic arising from development is either able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts on existing and future uses.
9.	Local road networks within, and intersections connecting precincts, are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.

10.	Site layout facilitates safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of the use of external road, rail or transport infrastructure.
Non-resident workforce accommodation	
11.	Non-resident workforce accommodation delivers a high level of on-site amenity and adequately provides for occupants.
Water quality	
12.	<p>Development:</p> <ul style="list-style-type: none"> • avoids or otherwise minimises adverse impacts on the environmental values of receiving waters, arising from: <ul style="list-style-type: none"> (a) altered stormwater quality or flow; and (b) wastewater (other than contaminated stormwater and sewage); and (c) the creation or expansion of non-tidal artificial waterways; and • complies with the SPP code : Water quality (Appendix 2).
13.	Development protects the ecological and hydraulic function of waterway corridors in and adjacent to the GBSDA.
Environment, cultural heritage and community	
14.	Environmental values, cultural heritage values and community values of the site and immediate surrounds are identified and protected, consistent with current best practice. Values are to be determined by detailed investigations prepared in accordance with a recognised methodology, and include the identification of local, regional, state and national values where relevant.
15.	Any environmental offsets required as a result of development impacts must be offset in accordance with current best practice and relevant Queensland or Commonwealth Government policy.
16.	Buffer requirements for new uses are to be accommodated within the development site.
Engineering Standards	
17.	Development is to be designed and constructed in accordance with the Table of relevant engineering standards (and any subsequent revisions to the relevant standards) below. Alternative, innovative solutions are encouraged.
Table of Relevant Engineering Standards	
Soil erosion	International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control.
Filling	AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.
Other government matters	
18.	New development is to demonstrate consistency with relevant legislation, regional plans, State Planning Policy to the extent practicable where the State interests articulated by these instruments may be affected by the proposed new use.
19.	New uses are to avoid or minimise adverse impacts on existing or proposed State or local infrastructure.

Table 5 Additional assessment criteria for development in the Mining Services Precinct in the GBSDA.

Energy and water efficiency	
1.	Building, site design and layout maximises energy efficiency having regard to: <ul style="list-style-type: none"> • building orientation and passive solar design; • maximising opportunities for cross ventilation; • appropriate shade treatments; • landscaping treatments to the western side of the building.
2.	Water efficiency is optimised through the use of alternative water supply sources, including: <ul style="list-style-type: none"> • rainwater harvesting systems; • recycled water source.
Visual impacts	
3.	Visual impacts of buildings and any retaining structures are minimised through building design and landscaping when viewed from a publicly accessible view point such as major roads.
4.	Incorporate high quality urban design and landscape treatments particularly for those areas that are highly visible from public roads.
Water quality	
5.	Development incorporates best practice Integrated Water Cycle Management strategies.
6.	Water sensitive urban design principles are integrated into development.
Engineering Standards	
7.	Development is to be designed and constructed in accordance with the Table of relevant engineering standards (and any subsequent revisions to the relevant standards) below. Alternative, innovative solutions are encouraged.
Table of Relevant Engineering Standards	
Stormwater quality	<ul style="list-style-type: none"> • Water sensitive urban design: Design objectives for urban stormwater management; • Construction and Establishment Guidelines, Swales, Bioretention Systems and Wetlands; • Concept Design Guidelines for Water Sensitive Urban Design; • Standard Drawings for Water Sensitive Urban Design; • Queensland Urban Drainage Manual (QUDM); • Australian Rainfall and Runoff (ARR) - where referenced by QUDM.
Roads (major)	<ul style="list-style-type: none"> • DTMR's Road Planning and Design Manual - A guide to Queensland Practice; • DTMR Pavement Design Manual; • DTMR Bridge Design Manual; • Queensland Urban Drainage Manual (QUDM) - Chapter 7; • DTMR Drainage Design Manual; • Manual of Uniform Traffic Control Devices; • DTMR Guide to Pavement Markings; • Australian Standard AS1158 (Street Lighting); • Complete Streets Manual 2010 (Section 17: Industrial Streets).
Roads (minor)	<ul style="list-style-type: none"> • Relevant local government construction standards.
Site access	<ul style="list-style-type: none"> • Relevant local government construction standards.
Footpaths and cycle paths	<ul style="list-style-type: none"> • Local government standards for construction; • Austroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths.

Built form	
8.	The scale, character and built form of development contributes to a high standard of amenity.
9.	Development must incorporate crime prevention through environmental design (CPTED) principles.
Landscaping	
10.	Development provides landscaping that: <ul style="list-style-type: none"> • minimises the visual impacts of the development; • incorporates at least 50% local species; • is low maintenance.
11.	Maintains and enhances significant vegetation and provides appropriate landscaping.
Road works	
12.	Provide: <ul style="list-style-type: none"> • local road networks and intersections within the precinct are designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development; • site layout facilitates safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of the use of external road, rail or transport infrastructure; • adequate car parking for number and nature of vehicles expected.

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