

Gladstone State Development Area

Development Scheme

November 2015

The Department of State Development

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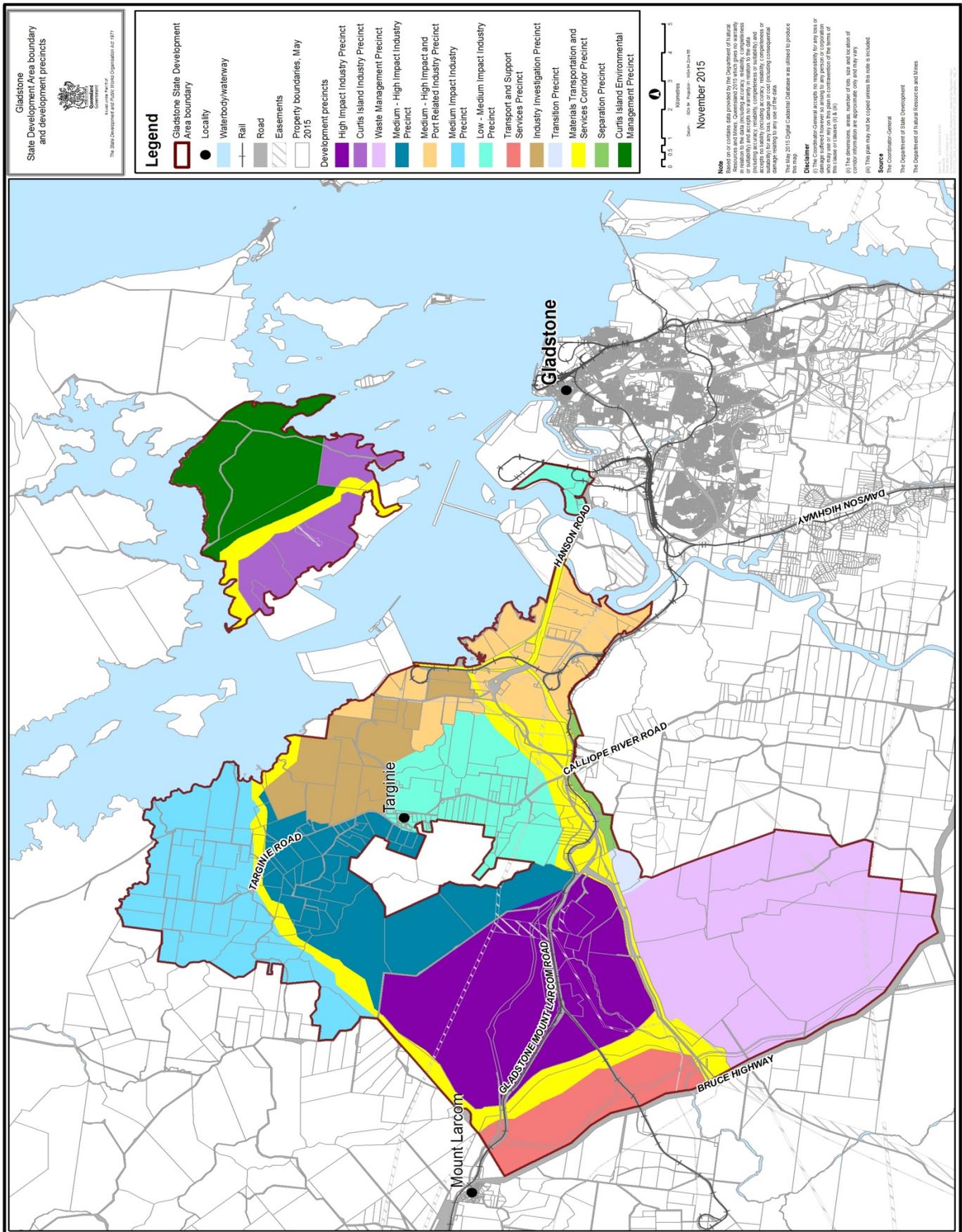
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1. Introduction

1.1 The Gladstone State Development Area

- (1) State development areas (SDAs) are areas declared by regulation under the *State Development and Public Works Organisation Act 1971* (SDPWO Act).
- (2) The Gladstone State Development Area (Gladstone SDA) was declared in 1993 by regulation.
- (3) Figure 1 identifies the boundary and development precincts of the Gladstone SDA.

Figure 1 Boundary and development precincts of the Gladstone SDA



1.2 The Gladstone SDA Development Scheme

- (1) This development scheme has been prepared pursuant to sections 79 to 80 of the SDPWO Act and takes effect on the date stated in the gazette notice published under section 80(1)(a) of the SDPWO Act.
- (2) This development scheme:
 - (a) identifies the area regulated by the development scheme on Figure 1
 - (b) identifies regulated development for the Gladstone SDA
 - (c) for SDA assessable development, states the matters or things an SDA application for the development will be assessed against, including:
 - (i) the strategic vision for the Gladstone SDA
 - (ii) the overall objectives for development in the Gladstone SDA
 - (iii) the preferred development intent for each development precinct and
 - (iv) SDA wide assessment criteria.
 - (d) contains a development assessment framework and processes for making, assessing and deciding:
 - (i) an SDA application
 - (ii) a request to change an SDA application
 - (iii) a change application for an SDA approval
 - (iv) a request to state a later currency period for an SDA approval and
 - (v) a request to carry out a prior affected development
 - (e) for SDA self-assessable development, includes the requirements development must comply with and
 - (f) specifies other matters pertaining to the regulation of development in the Gladstone SDA.
- (3) Schedule 1 provides the definitions for this development scheme.
- (4) Schedule 2 contains the development assessment processes for this development scheme.
- (5) Schedule 3 contains the requirements for SDA self-assessable development.
- (6) The Coordinator-General may prepare policies to provide guidance on certain aspects of this development scheme. Policies are available on the department's web site www.statedevelopment.qld.gov.au/sda.

1.3 Regulatory framework

- (1) A person may only carry out regulated development in the Gladstone SDA in accordance with the SDPWO Act and this development scheme.
- (2) Development regulated by this development scheme is identified in Tables 1 - 13 as SDA assessable development or SDA self-assessable development.
- (3) Development that is not regulated by this development scheme may be regulated by other legislation and planning instruments, including the Planning Act and the Gladstone Regional Council planning scheme.

1.3.1 Levels of assessment

- (1) Development identified in Tables 1-13 as SDA assessable development requires an SDA application to be made to the Coordinator-General in accordance with Schedule 2 in order to obtain an SDA approval.
- (2) Development identified in Tables 1-13 as SDA self-assessable development does not require an SDA approval but must comply with the requirements identified in Schedule 3.
- (3) If a proponent is unable to comply with the requirements for SDA self-assessable development, the development or part thereof relevant to the requirement unable to be complied with is SDA assessable development and the proponent may make an application to the Coordinator-General in order to obtain an SDA approval.
- (4) Prior to undertaking SDA self-assessable development, a proponent is encouraged to discuss the proposed development with the Office of the Coordinator-General.

1.3.2 Excluded development

- (1) Despite anything to the contrary in this development scheme, development that would otherwise be SDA assessable development or SDA self-assessable development is not regulated development for this development scheme if:
 - (a) section 85 of the SDPWO Act applies to the development or
 - (b) a use of land is in accordance with a community infrastructure designation of the land under the Planning Act¹ or
 - (c) development is carried out by or on behalf of the State or public sector entity in accordance with the Planning Act Regulation, Schedule 4 or development a person is directed to carry out under a notice, order or direction made under a State law or
 - (d) development undertaken in accordance with the *Local Government Act 2009* section 60 or
 - (e) development is operational work for clearing native vegetation that is exempt or self-assessable under the planning act or
 - (f) development for the maintenance, repair, upgrading, augmentation or duplication of rail transport infrastructure within rail corridor land as defined under the *Transport Infrastructure Act 1994* or
 - (g) development that is identified as 'mining and petroleum activities' in the Planning Act Regulation, Schedule 4.
- (2) Also, development that would otherwise be SDA assessable development or SDA self-assessable development is not regulated development for this development scheme if:
 - (a) it is necessary and reasonable to avoid or reduce an imminent risk to a person's life or health, a building's structural safety or the operation or safety of land, facilities, services or utilities, other than a building and
 - (b) the person carrying out the development gives written notice to the Coordinator-General as soon as reasonably practicable after starting the development.

¹ See section 204 of the Planning Act.

2. Development assessment in the Gladstone SDA

2.1 Development assessment framework

2.1.1 SDA application for SDA assessable development

- (1) A person may make an SDA application for SDA assessable development in accordance with the process in Schedule 2.
- (2) Prior to lodging an SDA application under this development scheme, a person is encouraged to request a pre-lodgement consideration of the application by the Office of the Coordinator-General. The process for pre-lodgement is contained in Schedule 2.
- (3) An SDA application will be assessed against the following, to the extent they are considered relevant by the Coordinator-General:
 - (a) the strategic vision for the Gladstone SDA
 - (b) the overall objectives for development in the Gladstone SDA
 - (c) the preferred development intent for each development precinct and
 - (d) SDA wide assessment criteria.
- (4) SDA assessable development that is not consistent with the matters listed in subsection (3)(a) to (d) will generally be considered to be inconsistent with this development scheme.

2.1.2 Other applications and requests

- (1) A person may make:
 - (a) a request to change an SDA application (to make a minor change to the application only)
 - (b) a change application for an SDA approval
 - (c) a request to state a later currency period and
 - (d) a prior affected development request.

Note: The Coordinator-General may only approve a request to change an SDA application if the Coordinator-General considers it is a minor change to the SDA application. Otherwise, the proponent should withdraw the application and submit a new SDA application.

- (2) Schedule 2 contains the relevant processes for obtaining the decision from the Coordinator-General for other applications and requests.
- (3) Requests to change an SDA application, change applications for an SDA approval, requests to state a later currency period and prior affected development requests will be assessed against the matters or things listed in subsection 2.1.1(3) to the extent they are considered relevant by the Coordinator-General.
- (4) Prior to making a change application or request under this development scheme, a person is encouraged to request a pre-lodgement consideration of the change application or request by the Office of the Coordinator-General. The process for pre-lodgement is contained in Schedule 2.

2.2 Strategic vision for the Gladstone SDA

- (1) The vision for the Gladstone SDA is:
 - (a) to be the preferred location for the establishment of industrial development of regional, state and national significance and supporting infrastructure
 - (b) to be a location for supporting industries which facilitate industrial development of regional, state and national significance
 - (c) to have a coordinated approach and maximise the safe and efficient use of existing and future linear infrastructure to industries and the port
 - (d) to contribute to maintaining the outstanding universal value of the Great Barrier Reef World Heritage Area and
 - (e) for development to occur in a logical sequence recognising the short and long term economic benefits to the region and state.
- (2) The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Gladstone SDA.

2.3 Overall objectives for development in the Gladstone SDA

- (1) Development within the Gladstone SDA will:
 - (a) be consistent with the strategic vision for the Gladstone SDA, the development precincts and the precincts preferred development intent
 - (b) use land efficiently and minimise adverse impacts on infrastructure, infrastructure corridors and future development opportunities
 - (c) be adequately serviced by linear infrastructure and maximise the safe and efficient use of existing and future linear infrastructure
 - (d) privately fund linear infrastructure associated with the development
 - (e) ensure the integrity and functionality of the Gladstone SDA is maintained and protected from incompatible land uses
 - (f) avoid or minimise adverse impacts on surrounding uses
 - (g) recognise and manage impacts on environmental, cultural heritage and community values (this includes values for matters of national environmental significance including the outstanding universal value of the Great Barrier Reef World Heritage Area)
 - (h) achieve appropriate levels of flood immunity and appropriately manage flood levels on adjoining land
 - (i) use water and energy efficiently and minimise potential impacts on water quality and
 - (j) manage impacts of air quality within the Gladstone SDA.

2.4 Gladstone SDA development precincts

- (1) The Gladstone SDA has thirteen precincts as identified in Figure 1.
- (2) The preferred development intent for each precinct is described below.
- (3) Each precinct description is followed by a table which identifies regulated development in the relevant precinct.

2.4.1 High Impact Industry Precinct – preferred development intent

- (1) The preferred development intent for the High Impact Industry Precinct is described below.
 - (a) This precinct is to accommodate high impact industrial development that is difficult to locate in conventional industrial estates such as; mineral and resource refining and processing, chemical and industrial material manufacturing, metal product manufacturing and processing, abattoir, rail dependant industries including rail marshalling yards, which require a very large land parcel and separation from sensitive receptors.
 - (b) Defined uses which are generally considered to meet the precinct intent include High Impact Industry, Infrastructure Facility, Rail Marshalling Yard and Special Industry.
 - (c) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (d) Development within this precinct will recognise and protect the cultural heritage values associated with the Euroa Homestead on Lot 200 on SP239672.
 - (e) Road access to this precinct will be via Aldoga Road, Cullens Road and Gladstone-Mt Larcom Road. Access from Gladstone-Mt Larcom Road to this precinct will be limited to 3 intersections at the following locations:
 - (i) a proposed intersection approximately 3.8 kilometres from Bruce Highway
 - (ii) a proposed intersection approximately 8.4 kilometres from Bruce Highway (road/rail overpass) and
 - (iii) the intersection with Aldoga Road.
- (2) Table 1 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 1 Regulated development within the High Impact Industry Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 - SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • warehouse where able to comply with the requirements for SDA self-assessable development 	Material change of use <ul style="list-style-type: none"> • all other uses not identified in column 1 as SDA self-assessable development Operational work <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 2 identifies the High Impact Industry Precinct.

2.4.2 Curtis Island Industry Precinct – preferred development intent

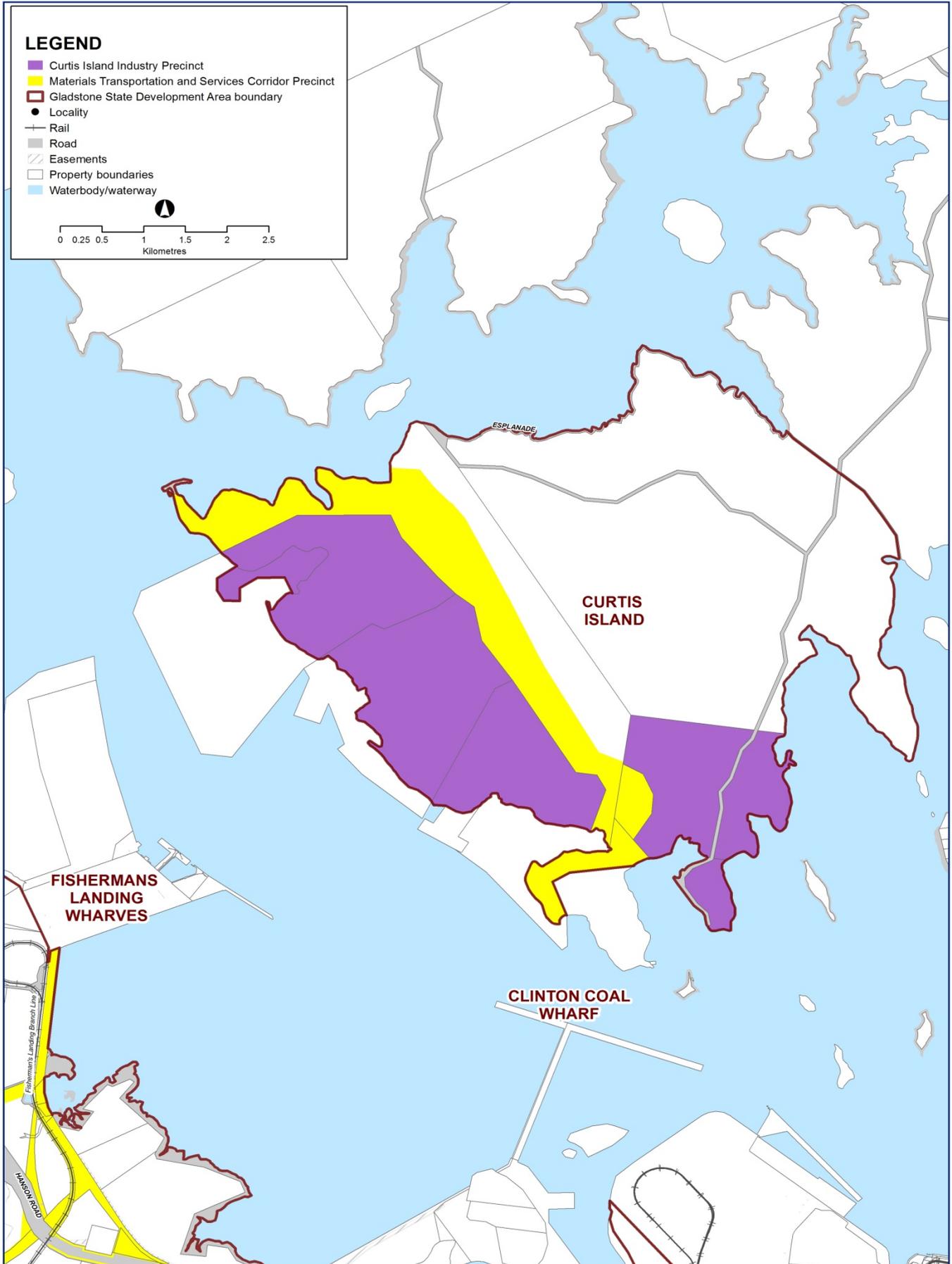
- (1) The preferred development intent for the Curtis Island Industry Precinct is described below.
 - (a) This precinct is to accommodate high impact industrial development and special industrial development that is difficult to locate in conventional industrial estates, requires large land parcels and separation from sensitive receptors.
 - (b) Uses in this location have links to the port through the import or export of material and benefit from close proximity to port related infrastructure and services.
 - (c) Defined uses which are generally considered to meet the precinct intent include High Impact Industry and Special Industry.
 - (d) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (e) Development within this precinct which is incompatible with, adversely affects or constrains existing or future LNG processing operations will not be supported.
 - (f) Development within this precinct must recognise the adjacent Curtis Island Environmental Management Precinct.
- (2) Table 2 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 2 Regulated development within the Curtis Island Industry Precinct

Column 1 - SDA self-assessable development within the precinct	Column 2 - SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • nil 	Material change of use <ul style="list-style-type: none"> • all uses Operational work <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 3 identifies the Curtis Island Industry Precinct.

Figure 3 Curtis Island Industry Precinct



2.4.3 Waste Management Precinct – preferred development intent

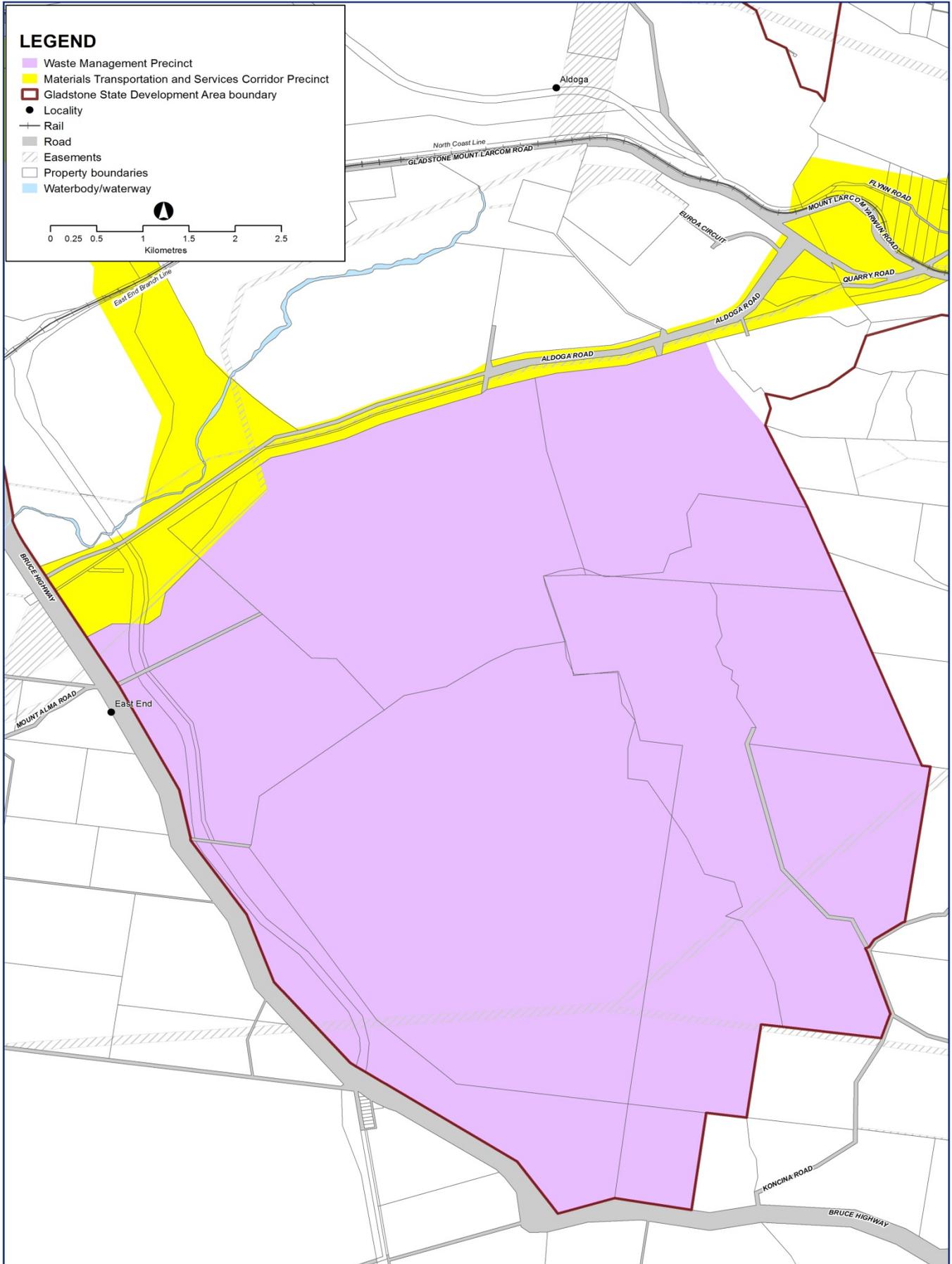
- (1) The preferred development intent for the Waste Management Precinct is described below.
 - (a) This precinct is to accommodate waste management development such as residue storage facilities, waste disposal, recycling and waste incineration that require large land parcels that are isolated from sensitive receptors. High impact industrial development and rail marshalling yards may also be suitable in the west of the precinct.
 - (b) Defined uses which are generally considered to meet the precinct intent include High Impact Industry, Infrastructure Facility, Medium Impact Industry, Rail Marshalling Yard, Special Industry and Utility Installation.
 - (c) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (d) Development within this precinct must recognise and protect the environmental values of Lot 87 on SP144431.
 - (e) Road access to this precinct will be via the proposed extension to Aldoga Road.
- (2) Table 3 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 3 Regulated development within the Waste Management Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • nil 	Material change of use <ul style="list-style-type: none"> • all uses Operational work <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 4 identifies the Waste Management Precinct.

Figure 4 Waste Management Precinct



2.4.4 Medium – High Impact Industry Precinct – preferred development intent

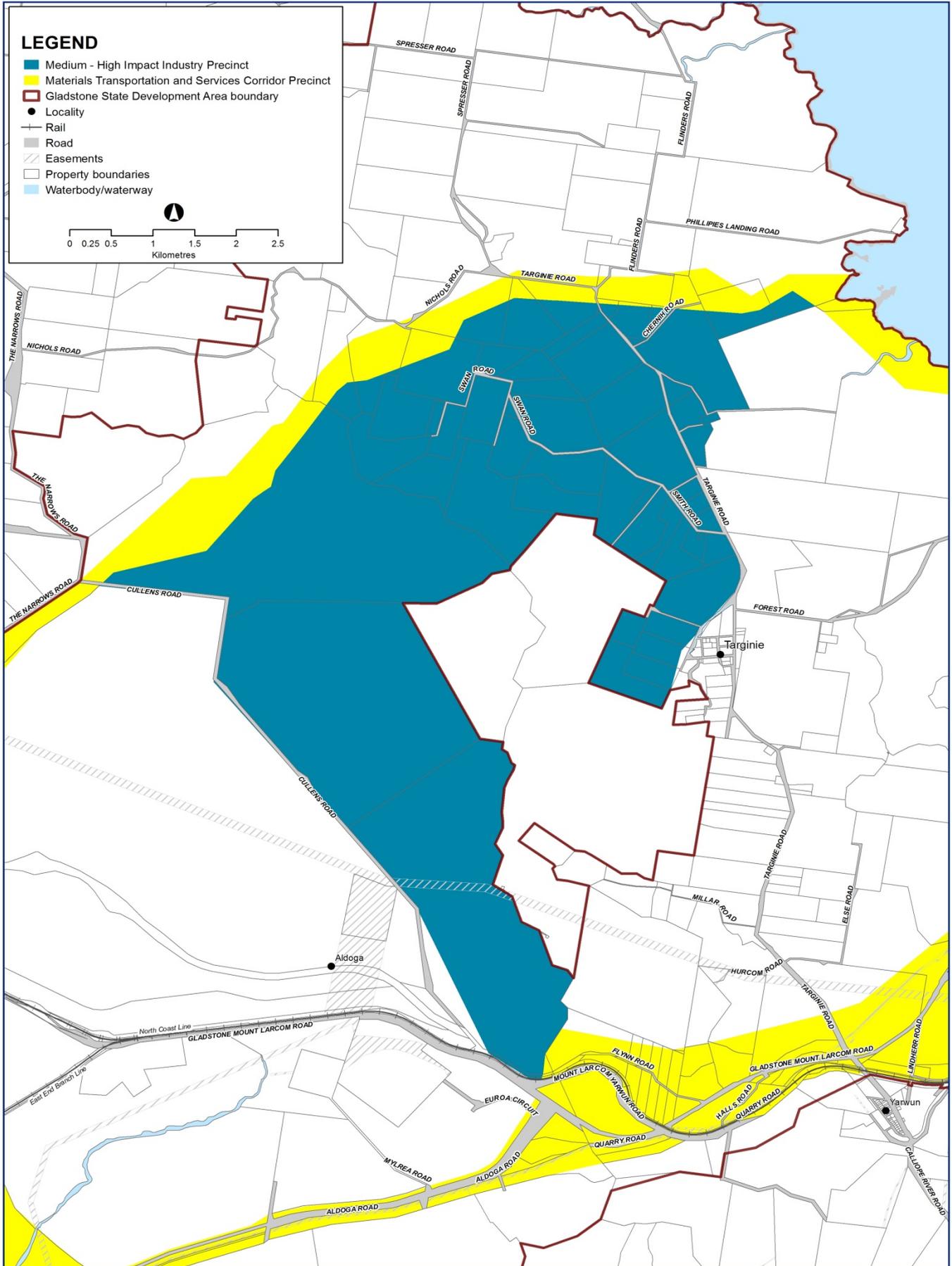
- (1) The preferred development intent for the Medium – High Impact Industry Precinct is described below.
- (a) This precinct is to accommodate medium and high impact industrial development such as boiler making or engineering works, storage of dangerous goods, food processing, manufacturing of wood, metal, glass, plastic, plastic products and workshops that require large land parcels, are difficult to locate in conventional industrial estates outside the Gladstone SDA and require separation from sensitive receptors.
 - (b) Defined uses which are generally considered to meet the precinct intent include High Impact Industry, Medium Impact Industry and Warehouse.
 - (c) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (d) Road access to the precinct will be along either Cullens or Swan Road.
- (2) Table 4 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 4 Regulated development within the Medium – High Impact Industry Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
<p>Material change of use</p> <ul style="list-style-type: none"> • warehouse where able to comply with the requirements for SDA self-assessable development. 	<p>Material change of use</p> <ul style="list-style-type: none"> • all other uses not identified in column 1 as SDA self-assessable development <p>Operational work</p> <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 5 identifies the Medium – High Impact Industry Precinct.

Figure 5 Medium-High Impact Industry Precinct



2.4.5 Medium – High Impact and Port Related Industry Precinct – preferred development intent

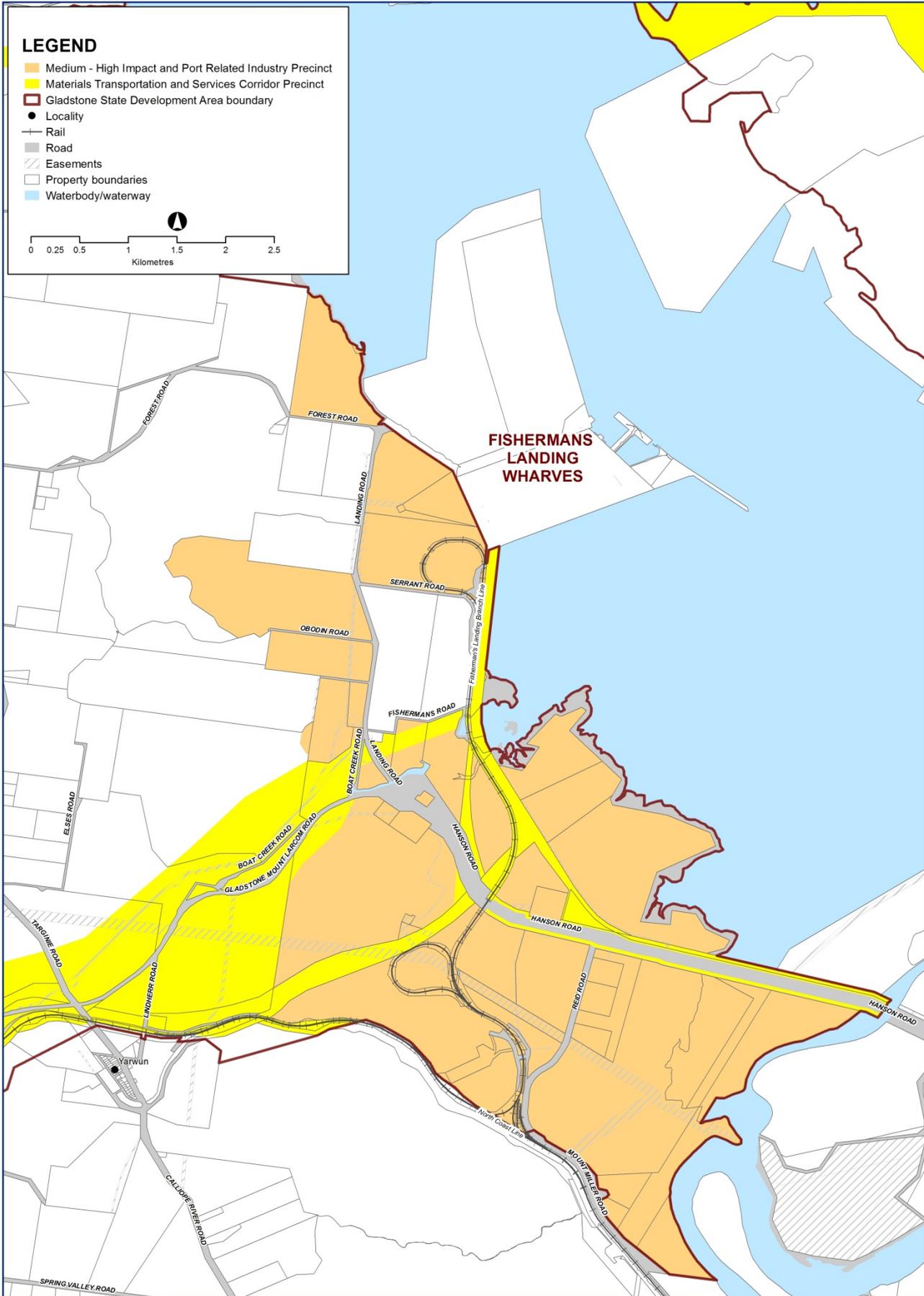
- (1) The preferred development intent for the Medium – High Impact and Port Related Industry Precinct is described below.
- (a) This precinct is to accommodate medium and high impact industrial development such as mineral and resource refining and processing, chemical and industrial material manufacturing, metal product manufacturing and processing, engineering works, storage of dangerous goods that require large land parcels, are difficult to locate in conventional industrial estates outside the Gladstone SDA and require separation from sensitive receptors.
 - (b) Uses in this location have links to the port through the import or export of material and benefit from close proximity to port related infrastructure and services.
 - (c) Defined uses which are generally considered to meet the precinct intent include High Impact Industry, Medium Impact Industry, Special Industry and Warehouse.
 - (d) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (e) Road access to the precinct will be via:
 - (i) existing intersection – Hanson Road/Reid Road
 - (ii) existing roundabout – Hanson Road/Rio Tinto Private Access and
 - (iii) Landing Road.
- (2) Table 5 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 5 Regulated development within the Medium – High Impact and Port Related Industry Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
<p>Material change of use</p> <ul style="list-style-type: none"> • warehouse where able to comply with the requirements for SDA self-assessable development 	<p>Material change of use</p> <ul style="list-style-type: none"> • all other uses not identified in column 1 as SDA self-assessable development <p>Operational work</p> <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 6 identifies the Medium – High Impact and Port Related Industry Precinct.

Figure 6 Medium-High Impact and Port Related Industry Precinct



2.4.6 Medium Impact Industry Precinct – preferred development intent

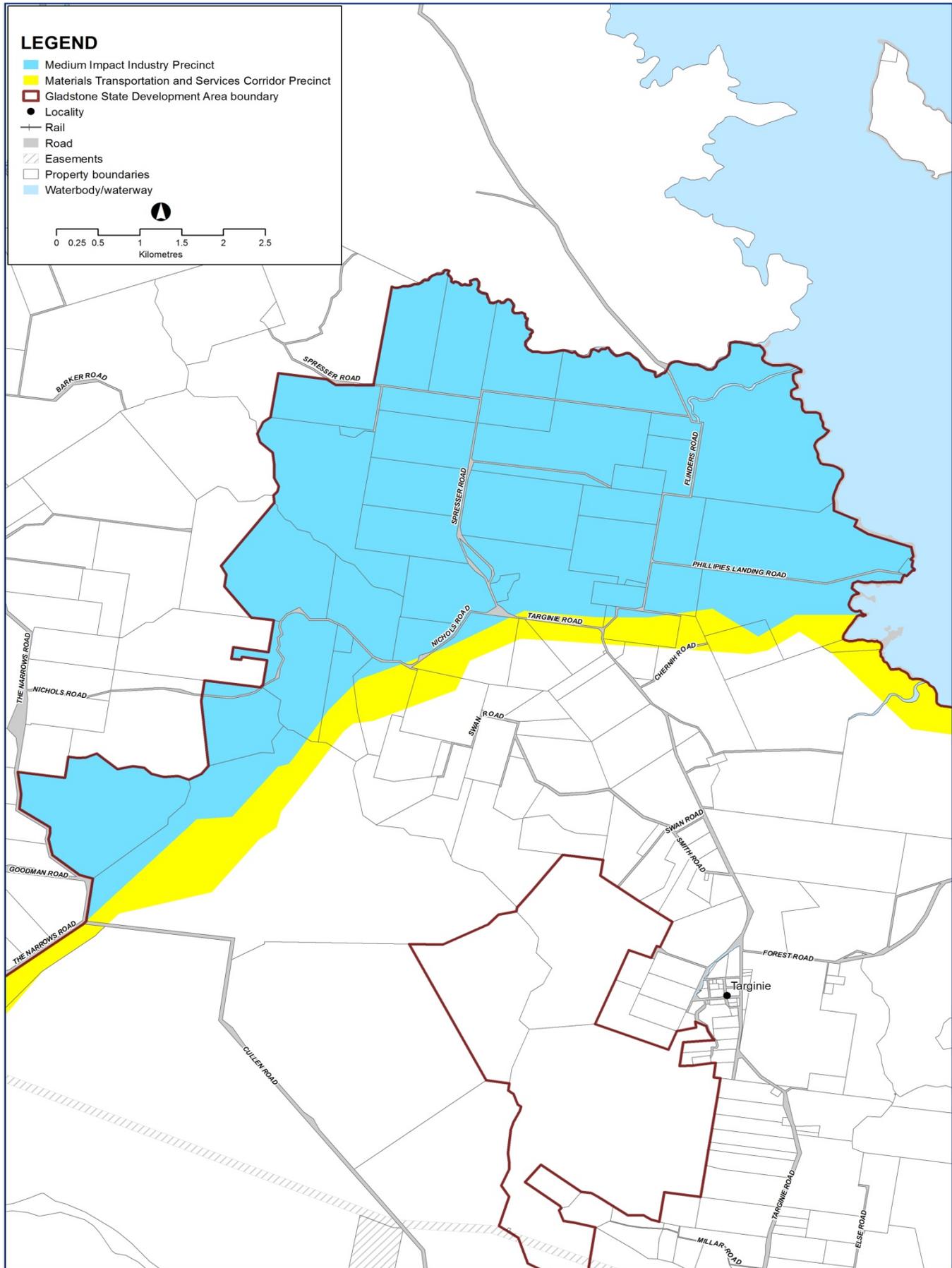
- (1) The preferred development intent for the Medium Impact Industry Precinct is described below.
- (a) In the long term this precinct is to accommodate medium impact industrial development such as food processing and manufacturing. In the short to medium term rural and agricultural uses may be supported where they do not compromise existing or future industrial development in the Gladstone SDA. Rural and agricultural uses may also act as buffer areas to sensitive receptors external to the Gladstone SDA. This precinct provides opportunities for environmental offsets.
 - (b) Defined uses which are generally considered to meet the precinct intent include Animal Husbandry, Animal Keeping, Aquaculture, Cropping, Low Impact Industry and Medium Impact Industry.
 - (c) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (d) Development within this precinct will:
 - (i) consider public access to the foreshore
 - (ii) recognise and protect the environmental values of drainage lines and their tributaries, and tidal land and vegetation and
 - (iii) provide appropriate physical separation between industrial activities within the Gladstone SDA and sensitive receptors external to the Gladstone SDA.
- (2) Table 6 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 6 Regulated development within the Medium Impact Industry Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • nil 	Material change of use <ul style="list-style-type: none"> • all uses Operational work <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 7 identifies the Medium Impact Industry Precinct.

Figure 7 Medium Impact Industry Precinct



2.4.7 Low – Medium Impact Industry Precinct – preferred development intent

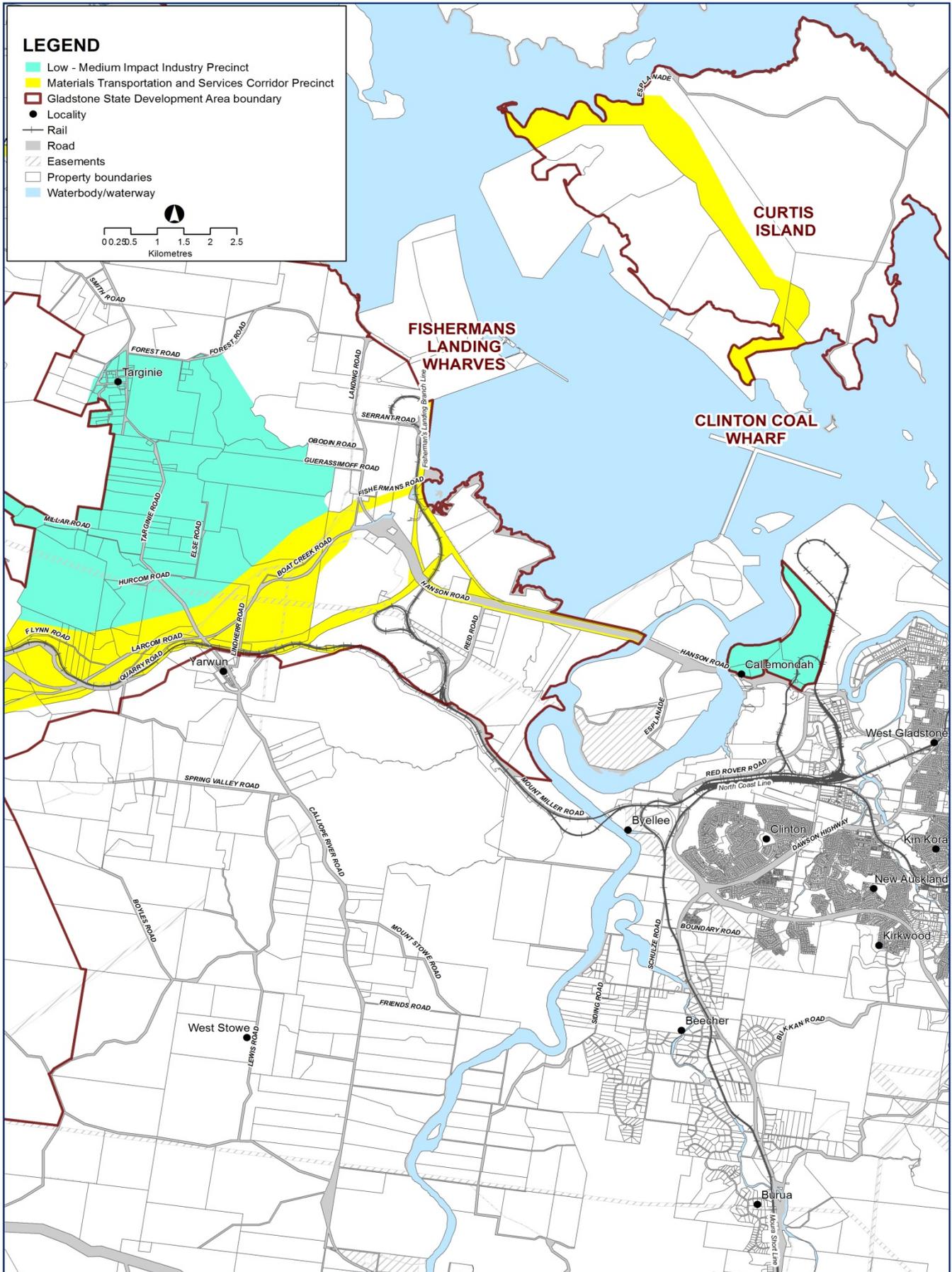
- (1) The preferred development intent for the Low – Medium Impact Industry Precinct is described below.
 - (a) This precinct is to accommodate low to medium impact industrial development such as warehousing, repairing and servicing, engineering works, assembling metal products and manufacturing that supports and compliments industrial activities located within the Gladstone SDA.
 - (b) Defined uses which are generally considered to meet the precinct intent include Low Impact Industry, Medium Impact Industry and Warehouse.
 - (c) Linear infrastructure, Infrastructure Facility and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (d) Development within this precinct will recognise and protect cultural heritage values associated with the Targinnie Cemetery on Lot 95 on DS287.
 - (e) Road access to this precinct will be via Targinnie Road for that part of the precinct which is north of the Materials Transportation and Services Corridor Precinct or
- (2) Table 7 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 7 Regulated development within the Low – Medium Impact Industry Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
<p>Material change of use</p> <ul style="list-style-type: none"> • warehouse where able to comply with the requirements for SDA self-assessable development 	<p>Material change of use</p> <ul style="list-style-type: none"> • all other uses not identified in column 1 as SDA self-assessable development <p>Operational work</p> <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 8 identifies the Low – Medium Impact Industry Precinct.

Figure 8 Low-Medium Impact Industry Precinct



2.4.8 Transport and Support Services Precinct – preferred development intent

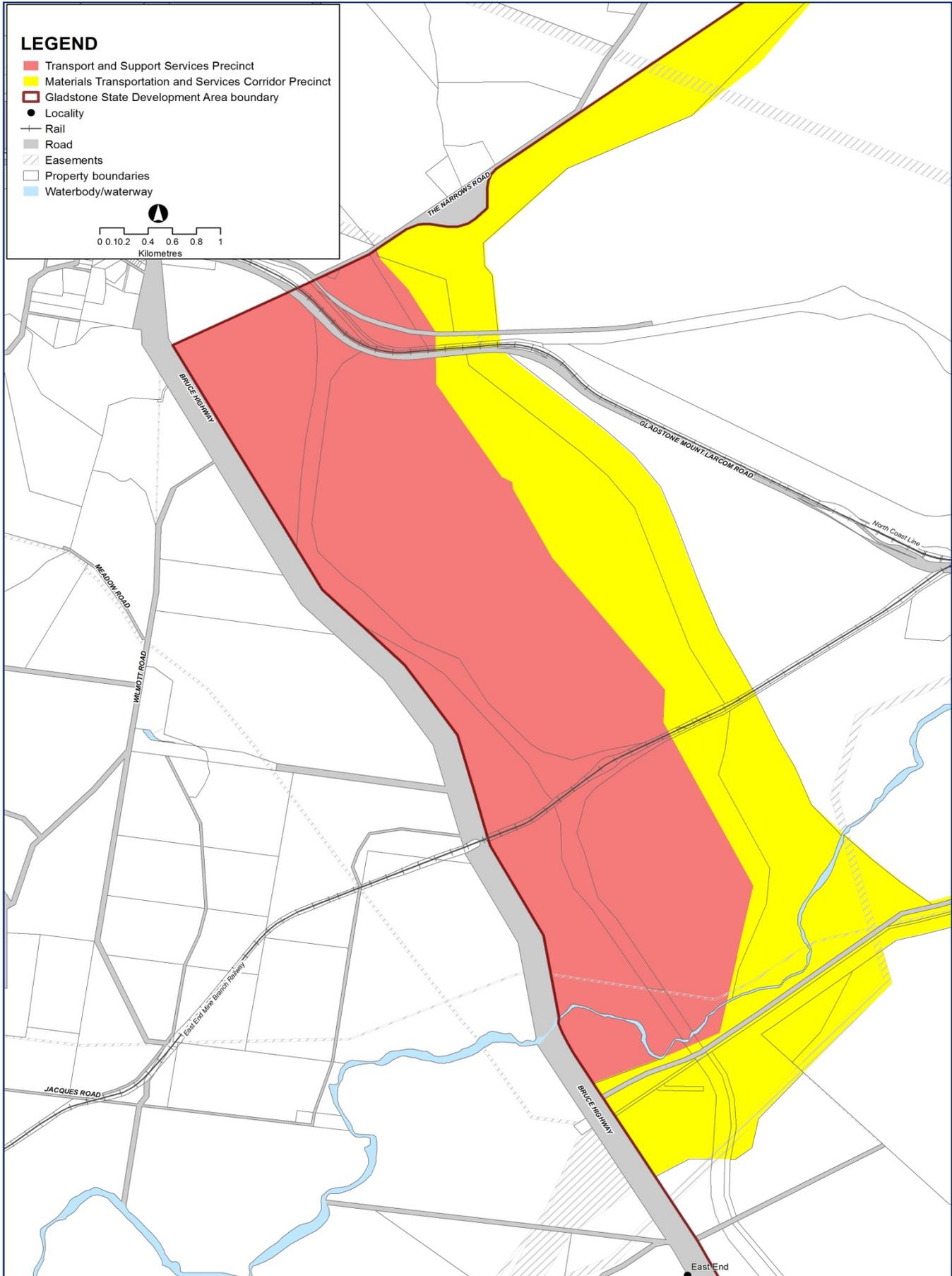
- (1) The preferred development intent for the Transport and Support Services Precinct is described below.
 - (a) This precinct is to accommodate low impact industrial development such as warehousing, exploration and mining support services, machinery and equipment servicing, construction services, transport depot, distribution centre, contractors depot and storage yard and compliment the industrial activities located within the Gladstone SDA.
 - (b) Defined uses which are generally considered to meet the precinct intent include Low Impact Industry, Transport Depot and Warehouse.
 - (c) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (d) Development within this precinct will recognise sensitive uses adjacent to the Gladstone SDA.
 - (e) Road access to the precinct will be via a maximum of two proposed access points:
 - (i) intersection on Gladstone – Mt Larcom Road, approximately 3.8km east of the Bruce Highway and
 - (ii) intersection on the proposed extension to Aldoga Road.
- (2) Table 8 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 8 Regulated development within the Transport and Support Services Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
<p>Material change of use</p> <ul style="list-style-type: none"> • warehouse where able to comply with the requirements for SDA self-assessable development 	<p>Material change of use</p> <ul style="list-style-type: none"> • all other uses not identified in column 1 as SDA self-assessable development <p>Operational work</p> <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 9 identifies the Transport and Support Services Precinct.

Figure 9 Transport and Support Services Precinct



2.4.9 Industry Investigation Precinct – preferred development intent

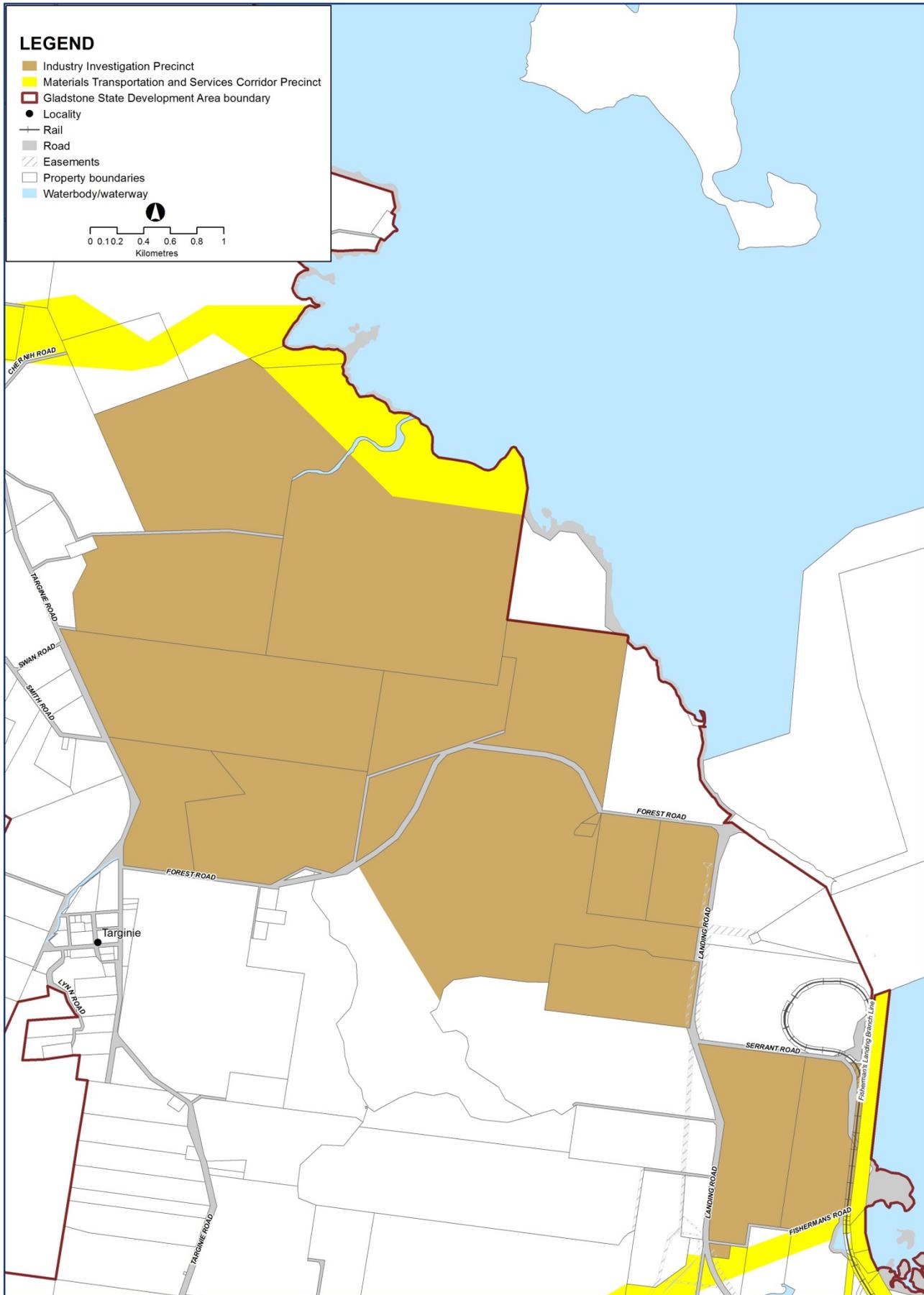
- (1) The preferred development intent for the Industry Investigation Precinct is described below.
 - (a) This precinct recognises and protects land for future industrial development, linear infrastructure and linear infrastructure corridors.
 - (b) In the short term resource activities are likely to occur.
 - (c) Development within this precinct may be appropriate where it:
 - (i) is for the suitable expansion of existing uses and
 - (ii) does not compromise the future use of this precinct for industry.
 - (d) Access to this precinct will be via Landing Road and Targinnie Road.
- (2) Table 9 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 9 Regulated development within the Industry Investigation Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • nil 	Material change of use <ul style="list-style-type: none"> • all uses Operational work <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 10 identifies the Industry Investigation Precinct.

Figure 10 Industry Investigation Precinct



2.4.10 Transition Precinct – preferred development intent

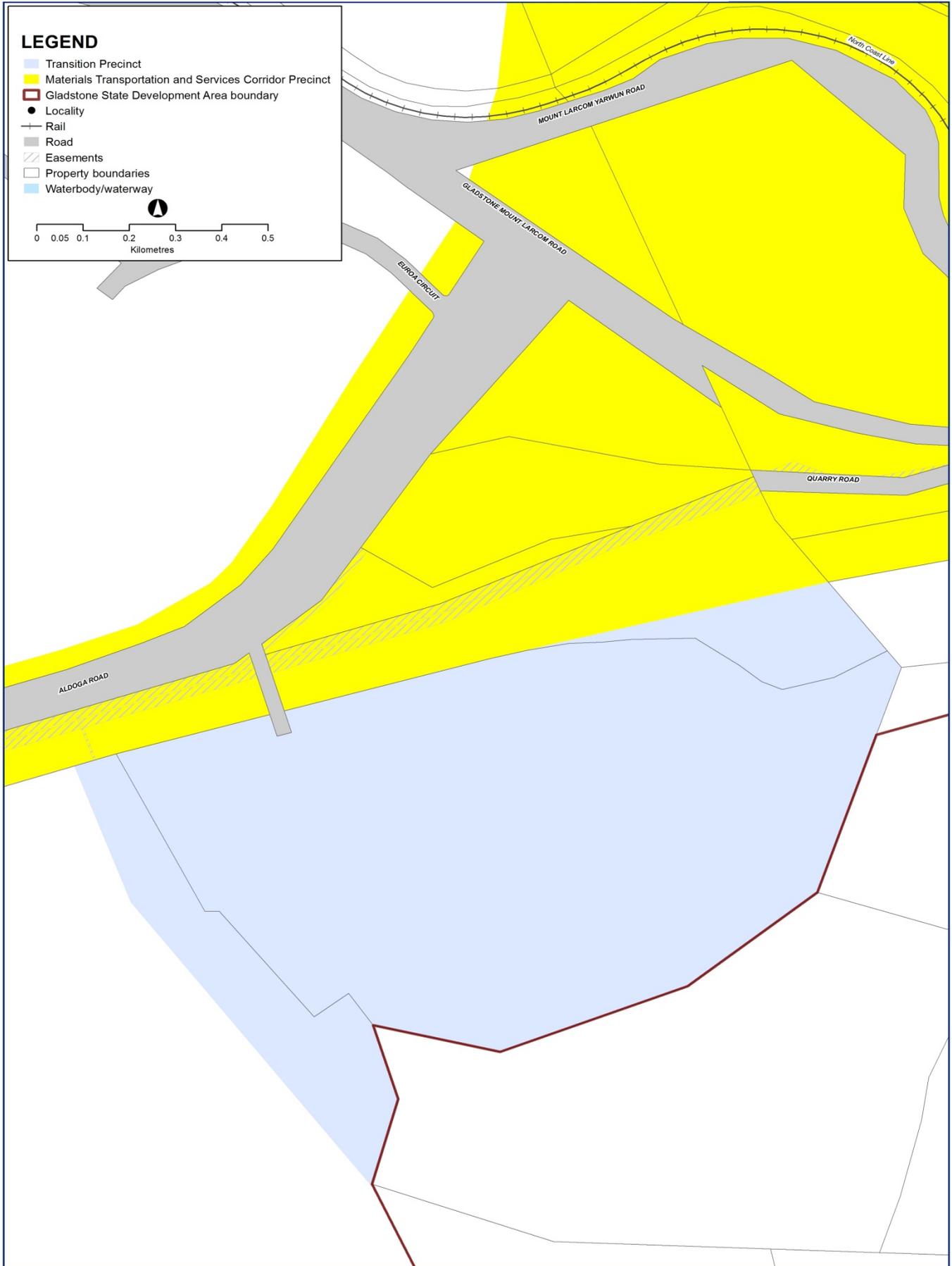
- (1) The preferred development intent for the Transition Precinct is described below.
 - (a) This precinct is to accommodate low impact industrial development such as repairing and servicing, fitting and turning workshops, assembling wood or metal products that require a small to medium sized development parcel and compliment industrial activities located within the Gladstone SDA.
 - (b) Defined uses which are generally considered to meet the precinct intent include Low Impact Industry and Warehouse.
 - (c) Linear infrastructure and other uses may also be supported where these require co-location with and do not compromise the uses generally considered to meet the precinct intent.
 - (d) Development recognises sensitive receptors adjacent to the Gladstone SDA.
 - (e) Road access to this precinct will be via Aldoga Road.
- (2) Table 10 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 10 Regulated development within the Transition Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
<p>Material change of use</p> <ul style="list-style-type: none"> • warehouse where able to comply with the requirements for SDA self-assessable development 	<p>Material change of use</p> <ul style="list-style-type: none"> • all other uses not identified in column 1 as SDA self-assessable development <p>Operational work</p> <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 11 identifies the Transition Precinct.

Figure 11 Transition Precinct



2.4.11 Materials Transportation and Services Corridor Precinct – preferred development intent

- (1) The preferred development intent for the Materials Transportation and Services Corridor Precinct is described below.
- (a) This precinct is to provide an efficient and effective route for linear infrastructure to link infrastructure to industries within the Gladstone SDA and the Port of Gladstone. The precinct is to accommodate linear infrastructure such as gas transportation pipelines, potable and sea water pipelines, sewage pipelines and slurry pipelines, conveyors, rail lines, roads and haul roads.
 - (b) Defined uses which are generally considered to meet the precinct intent include Linear Infrastructure Facility.
 - (c) Development within the precinct will:
 - (i) minimise construction and operation footprints and follow a logical sequence of development to maximise opportunities for future linear infrastructure
 - (ii) minimise impacts on existing and future linear infrastructure
 - (iii) provide access to the corridor for the construction, operation and maintenance of existing and future linear infrastructure
 - (iv) be designed to coexist with other linear infrastructure and
 - (v) recognise and protect cultural heritage values associated with the Mount Larcom Station Original Homestead Site on Lot 2 on SP147877.
- (2) Table 11 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 11 Regulated development within the Materials Transportation and Services Corridor Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • nil 	Material change of use <ul style="list-style-type: none"> • all uses Operational work <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 12 identifies the Materials Transportation and Services Corridor Precinct.

2.4.12 Separation Precinct – preferred development intent

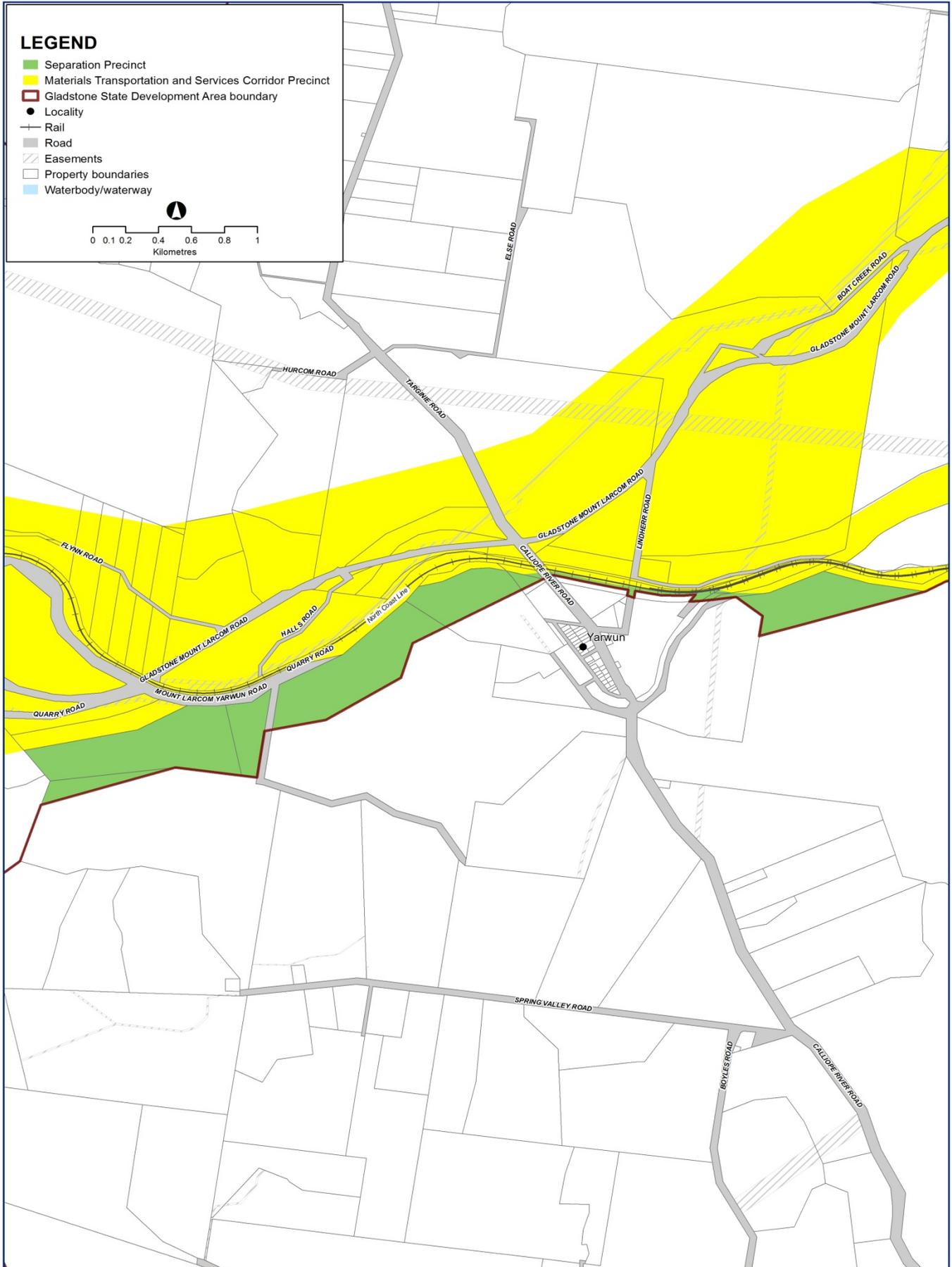
- (1) The preferred development intent for the Separation Precinct is described below.
 - (a) This precinct is to provide appropriate separation between industrial activities within the Gladstone SDA and sensitive receptors outside the Gladstone SDA.
 - (b) Development, including rural and agricultural development may be appropriate where it is largely unobtrusive in nature, and has no adverse impacts on sensitive receptors located outside the Gladstone SDA and does not compromise existing or future industrial development within the Gladstone SDA.
 - (c) Defined uses which are generally considered to meet the precinct intent include Animal Husbandry, Animal keeping and Cropping.
- (2) Table 12 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 12 Regulated development within the Separation Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • nil 	Material change of use <ul style="list-style-type: none"> • all uses Operational work <ul style="list-style-type: none"> • for the clearing of native vegetation

- (3) Figure 13 identifies the Separation Precinct.

Figure 13 Separation Precinct



2.4.13 Curtis Island Environmental Management Precinct – preferred development intent

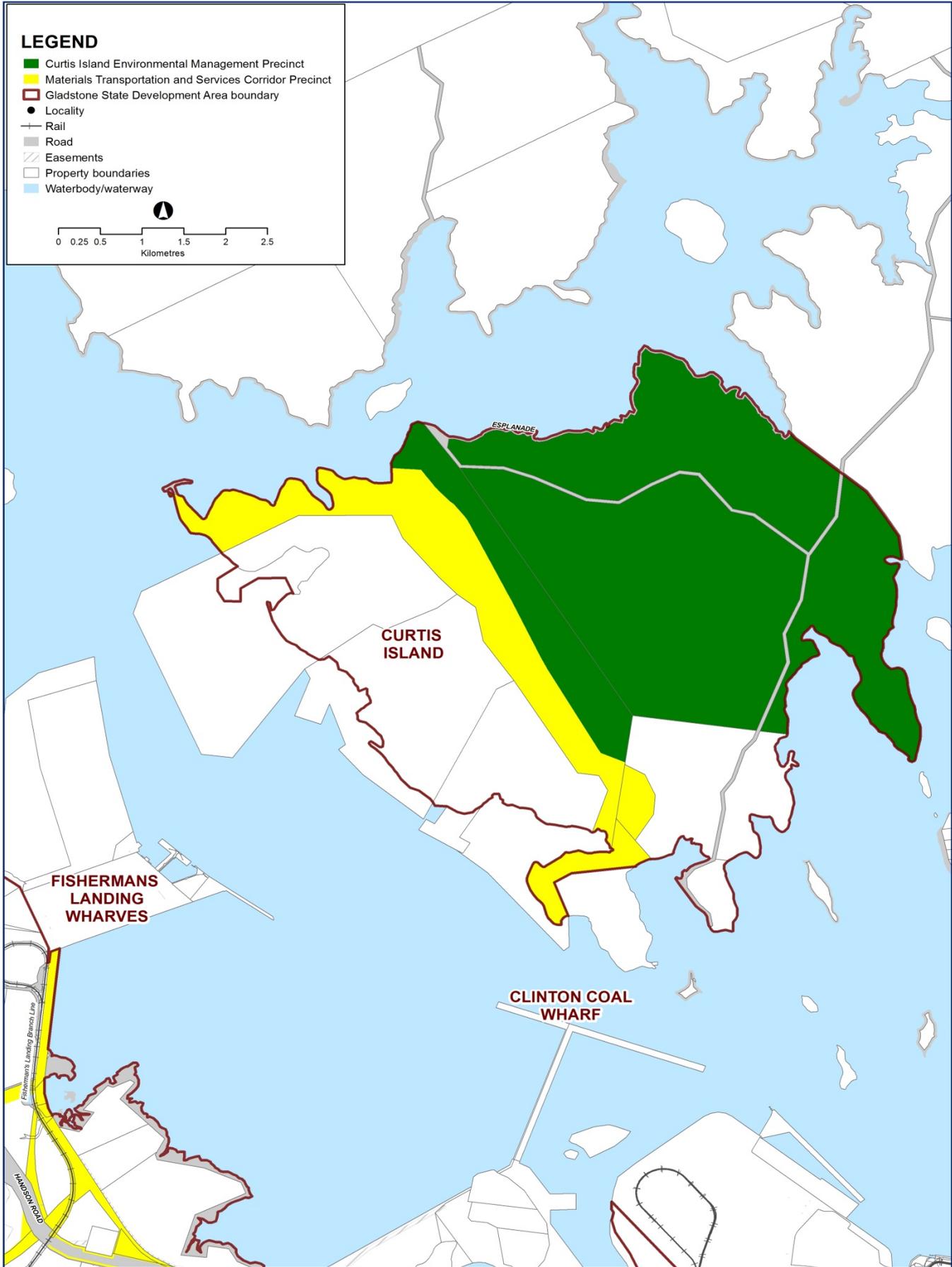
- (1) The preferred development intent for the Curtis Island Environmental Management Precinct is described below.
 - (a) This precinct is to recognise and protect environmental values, provide opportunities for rehabilitation and enhancement of existing environmental values and recognise and protect wetlands, vegetation and fauna habitats closely related to the Great Barrier Reef Marine Park and the Great Barrier Reef World Heritage Area.
 - (b) This precinct will provide areas for open space where remnant vegetation, wetlands, waterways and areas of ecological significance can remain and where revegetation can occur. This precinct provides opportunities for environmental offsets.
- (2) Table 13 identifies SDA assessable development and SDA self-assessable development within the precinct.

Table 13 Regulated development within the Curtis Island Environmental Management Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
Material change of use <ul style="list-style-type: none"> • nil 	Material change of use <ul style="list-style-type: none"> • all uses

- (3) Figure 14 identifies the Curtis Island Environmental Management Precinct.

Figure 14 Curtis Island Environmental Management Precinct



2.5 SDA wide assessment criteria

2.5.1 Services

- (1) Development is designed to maximise efficiency and minimise cost for telecommunications, transport, water, wastewater, recycled water and energy networks.
- (2) Development plans for and manages the impacts of the development on existing and future known telecommunications, transport, water, wastewater, recycled water and energy networks.
- (3) Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.
- (4) Development does not compromise the establishment and operation of existing and/or future linear infrastructure in the Materials Transportation and Services Corridor Precinct.
- (5) Development in proximity to a strategic port does not prejudice the efficient operations of the port.
- (6) Development protects transport corridors which link a strategic port to broader transport networks.
- (7) Development is to avoid or minimise adverse impacts on existing or proposed state or local government services.

2.5.2 Transport

- (1) Increased traffic arising from development is able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts.
- (2) Local road networks within the SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.
- (3) Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of the use of external roads, rail, transport infrastructure or services.
- (4) Adequate car parking for the number and nature of vehicles expected are provided on site.

2.5.3 Emissions

- (1) Development is designed to avoid or minimise adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals, and conflicts arising from (but not limited to) spray drift, odour, noise, dust, smoke or ash emissions with sensitive uses.
- (2) Development 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.
- (3) Development with high levels of emissions is to, in accordance with current best practice, avoid adverse impacts on the cumulative² air quality of the Gladstone air shed.

2.5.4 Flooding

- (1) Development, in accordance with best practice, is to:

² Consideration of cumulative impacts includes the impacts of one or more existing and future pressures and the interactions between those pressures.

2.5.4 Flooding

- (1) Development, in accordance with best practice, is to:
 - (i) achieve an appropriate level of flood immunity and
 - (ii) not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream, or adjacent properties. This includes potential impacts from changes to stormwater flows and local flooding.
- (2) The risk of, and the adverse impacts from, flooding are avoided, minimised or mitigated to protect people and property, and enhance the community's resilience to flooding.
- (3) Development maintains the safety of noxious and hazardous materials and chemicals manufactured or stored in bulk during flood events.

2.5.5 Natural hazards

- (1) Development, in accordance with current best practice:
 - (i) identifies relevant natural hazards that may impact upon the project
 - (ii) appropriately manages risk associated with identified hazards
 - (iii) avoids increasing the severity of the natural hazard and
 - (iv) for coastal hazards, avoids erosion prone areas where ever possible.

2.5.6 Contaminated land

- (1) Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.
- (2) Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment are not adversely affected.

2.5.7 Acid sulfate soils

- (1) Development, in accordance with current best practice, is to:
 - (i) avoid the disturbance of acid sulfate soils (ASS) or
 - (ii) ensure that the disturbance of ASS avoids or minimises the mobilisation and release of acid and metal contaminants.

2.5.8 Water quality

- (1) Development, consistent with the Environmental Protection (Water) Policy 2009, avoids or otherwise minimises adverse impacts on the environmental values and water quality objectives of receiving waters, arising from:
 - (i) altered stormwater quality or flow
 - (ii) wastewater (other than contaminated stormwater and sewage) and
 - (iii) the creation or expansion of non-tidal artificial waterways.
- (2) Development protects the ecological and hydraulic function of waterway corridors in and adjacent to the Gladstone SDA.

- (3) Development incorporates current best practice integrated water cycle management strategies and integrates water sensitive urban design principles.

2.5.9 Energy and water efficiency

- (1) Where practicable, building, site design and layout maximises energy efficiency having regard to:
 - (i) building orientation and passive solar design
 - (ii) maximising opportunities for cross ventilation
 - (iii) appropriate shade treatments and
 - (iv) landscaping treatments to the western side of the building.
- (2) Water efficiency is optimised through the use of alternative water supply sources, including:
 - (i) rainwater harvesting systems and
 - (ii) recycled water sources.

2.5.10 Environment, cultural heritage and community

- (1) Environmental values, cultural heritage values and community values of the premises on which the development is undertaken and immediate surrounds are identified and managed, consistent with current best practice.
- (2) Development should be designed to avoid or minimise the impacts on native vegetation where possible and, in particular, to avoid fragmentation of vegetation and maintain maximum connectivity.
- (3) Areas of Essential Habitat for important species should be recognised and development designed to minimise impacts on known species of important flora and fauna.
- (4) Where the development triggers the need for a buffer to mitigate the impacts of the development, that buffer is to be incorporated within the development site to minimise impacts on surrounding uses.
- (5) Development in coastal areas manages environmental, social and economic coastal resources.
- (6) Development in wetland protection areas is planned, designed, constructed and operated to prevent the loss or degradation of wetland environmental values.
- (7) Where the clearing of native vegetation cannot be avoided the works are conducted in a manner that:
 - (i) protects natural landforms including steep land, waterways and gullies
 - (ii) prevents soil degradation
 - (iii) controls erosion, slippage and sedimentation and
 - (iv) minimises impacts on native fauna.
- (8) 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.

2.5.11 Non-resident workforce accommodation

- (1) Non-resident workforce accommodation is:
 - (i) located to be easily accessible to projects for which the accommodation is required and
 - (ii) temporary for the construction and decommissioning of projects only.

- (2) Non-resident workforce accommodation is compatible with any existing and potential surrounding development and does not compromise or limit other development from operating.
- (3) Non-resident workforce accommodation is designed to provide a high level of residential amenity and to provide high quality facilities and services to support the physical, social and environmental wellbeing of residents.

2.5.12 Built form

- (1) Visual impacts of buildings and any built structures are minimised through landscaping when viewed from a publicly accessible view point, such as major roads.
- (2) The scale and character of built form is consistent with the preferred land use intent of the precinct.
- (3) Development must be designed and built in accordance with current best practice.

2.5.13 Engineering standards

- (1) Development is to be designed and constructed in accordance with the relevant engineering standards (and any subsequent revisions to the relevant standards) stated in Table 14 below, unless it can be demonstrated that an alternative solution that at least produces the same outcome is appropriate.

Table 14 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.
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"> • Department of Transport and Main Roads' (DTMR) Road Planning and Design Manual - A guide to Queensland Practice • DTMR Pavement Design Manual • DTMR Bridge Design 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.
Sewer and water	<ul style="list-style-type: none"> • Standards of the relevant water and sewerage service provider
Footpaths and cycle paths	<ul style="list-style-type: none"> • Relevant local government construction standards • Austroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths.

2.5.14 Other government matters

- (1) Development is to demonstrate consistency with any other relevant legislative requirements that may be required for the development to proceed and operate and to the extent practicable, be consistent with regional plans, the State Planning Policy and the State Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.
- (2) Development is to avoid or minimise adverse impacts on existing or proposed State or local government infrastructure.

3. Compliance with this development scheme

3.1 Procedural compliance

- (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 rights by this development scheme, the Coordinator-General may deal with the matter in the way the Coordinator-General considers appropriate.
- (2) Anything done by the Coordinator-General under this development scheme is not invalid merely because it was not done within a timeframe required by this development scheme.

3.2 Placing an application or request on hold

- (1) At any point during the relevant process contained in Schedule 2 for an application or request made under this development scheme, a proponent may, by written notice to the Coordinator-General, request that their application or request be placed on hold (hold request). The notice must outline the reasons for the hold request.
- (2) If the Coordinator-General is satisfied that the application should be placed on hold, the Coordinator-General may place the application or request on hold for a specified period, but not longer than 12 months from the date the request is made. The Coordinator-General must notify the proponent by written notice within 10 business days after receipt of the hold request:
 - (a) whether the hold request is approved or refused and
 - (b) if approved - the specified period the application or request will be on hold.
- (3) Time does not run under this development scheme from the day the hold request is made, until the day after:

- (a) the Coordinator-General notifies the proponent by written notice that the hold request is refused or
- (b) the specified period under subsection (2)(b) ends.

3.3 Withdrawing an application or request

- (1) A proponent may withdraw an application or request made under this development scheme at any time before it is decided by giving written notice to the Coordinator-General.

4. Decisions made under this development scheme

- (1) Sections 84G and 84H of the SDPWO Act provide when an SDA approval has effect and when an SDA approval lapses.
- (2) There is no right of appeal under the SDPWO Act against any decision of the Coordinator-General made under this development scheme.
- (3) The Coordinator-General must hold for inspection a copy of all decision notices given under this development scheme.

5. Approval attaches to the land

- (1) An SDA 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).

6. Transitional provisions

- (1) Subject to subsection (2), applications or requests made, but not decided, before the commencement of a varied development scheme for the Gladstone SDA will continue to be assessed and decided under the development scheme as in force at the time the application or request was made.
- (2) A request to change an SDA application must be made under this development scheme even if the SDA application was made, but not decided, before the commencement of this development scheme. If the Coordinator-General decides to approve the request to change an SDA application, assessment of the SDA application will continue under the development scheme as in force at the time the SDA application was made as if the change was part of the original SDA application. If the Coordinator-General decides to refuse the request to change an SDA application, assessment of the SDA application will continue under the development scheme as in force at the time the SDA application was made.
- (3) In assessing the application or request, the Coordinator-General may give the weight the Coordinator-General considers appropriate to the varied development scheme.
- (4) Development that is approved by an SDA approval is not SDA assessable development under a varied development scheme for the Gladstone SDA, provided it complies with any conditions attached to the SDA approval.
- (5) SDA self-assessable development is taken to meet the requirements of a varied development scheme for the Gladstone SDA if it continues to meet the requirements for the SDA self-assessable development in effect at the time the SDA self-assessable development commenced.

Schedule 1 – Definitions

Unless stated otherwise, terms used in this development scheme that are defined in the SDPWO Act have the same meaning as in that Act.

1. Administrative

(1) In this development scheme:

acquisition land means land:

- (a) proposed to be taken or acquired under the SDPWO Act or the *Acquisition of Land Act 1967* and
- (b) in relation to which a notice of intention to resume under the SDPWO Act 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.

approved form means a form approved by the Coordinator-General as an approved form in accordance with the SDPWO Act.

building see the Planning Act.

business day see the Planning Act.

change an SDA application means a request made under this development scheme to change an existing SDA application.

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.

consultation period means the period for the community to provide comments on an application under this development scheme to the Coordinator-General.

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 Gladstone SDA.

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

development precinct means an area identified as a precinct by this development scheme.

environmental impact assessment document means an environmental impact statement (EIS) required by the SDPWO Act, Planning Act or EP Act, or a similar statement to address environmental effects for a project or an impact assessment report (IAR) required by the SDPWO Act.

EIS or IAR evaluation report means a report issued by the relevant authority that the EIS or IAR has been completed to the satisfaction of the relevant authority.

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*.

matters of national environmental significance means the matters protected by a provision of Part 3 of the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth). **minor change** means:

- (a) in relation to an SDA application, a change that the Coordinator-General considers does not substantially alter the original application in a way that would:
 - (i) result in a substantially different application
 - (ii) result in an application that is not properly made
 - (iii) cause a referral entity to make or alter a referral entity submission, if one has already been made
 - (iv) cause a person to make a submission about the change, or alter a submission that has already been made or
 - (v) otherwise compromise the ability of the Coordinator-General to make a decision on the original application.
- (b) in relation to an SDA approval, a change that the Coordinator-General considers does not substantially alter the original SDA approval in a way that would:
 - (i) result in a substantially different development, for example:
 - A. involves a use that is different to the approved use or
 - B. results in different or additional impacts that have not been assessed as part of the process to gain the original SDA approval or
 - (ii) if the proposed change would have been included in the process to gain the original SDA approval – have caused:
 - A. the Coordinator-General or a referral entity to request additional information about the change

- B. a referral entity to make or alter a referral entity submission about the change unless the referral entity agrees in writing that the change is minor or
- C. substantially alters any other matter of the original SDA approval.

outstanding universal value of the Great Barrier Reef World Heritage Area means the values of the Great Barrier Reef World Heritage Area for which the Reef was listed as a world heritage area. The outstanding universal value of the Great Barrier Reef World Heritage Area is described in the statement of outstanding universal value for the Great Barrier Reef see <http://whc.unesco.org/en/list/154/> or <http://www.environment.gov.au/heritage/places/world/great-barrier-reef/values.html>.

owner means for land held as an estate in fee simple, the registered owner of the land; for other land – the State.

Planning Act means the *Sustainable Planning Act 2009*.

Planning Act Regulation means the *Sustainable Planning Regulation 2009*.

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 development, including a detailed site plan (to scale) and other plans necessary to describe the proposed development
- (c) a description of the current and historic (if known) land uses
- (d) a list of other approvals required for the development to proceed and the process for obtaining those approvals
- (e) a description of adjacent land uses and a statement of the likely impact on the surrounding land uses from the proposed development
- (f) a detailed assessment of how the proposed development satisfies the strategic vision, overall objectives, the preferred development intent of the precincts, and relevant assessment criteria including:
 - (i) a detailed description and assessment of any adverse impacts of the proposed development
 - (ii) detailed description of how any adverse impacts are to be managed
 - (iii) an assessment of any impact the proposed development 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 development and
- (g) relevant supporting information such as plans, drawings and management plans. All supplied plans, drawings and management plans must be prepared by a suitably qualified person in accordance with current best practice. The relevant plans, drawings and management plans must demonstrate that:
 - (i) they have been prepared by a suitably qualified person
 - (ii) they have been prepared in accordance with current best practice and

- (iii) the development satisfy the strategic vision, overall objectives, the preferred development intent of the precincts, and relevant assessment criteria.

Relevant supporting information may be required to demonstrate how issues associated with the following may be addressed:

- (i) environmental, cultural heritage and community values
- (ii) engineering
- (iii) hydrological and hydraulic
- (iv) safety
- (v) emissions
- (vi) contaminated land
- (vii) acid sulfate soils and
- (viii) traffic etc.

premises see the Planning Act.

proponent means a person or their representative who makes an application or request under this development scheme or who carries out SDA self-assessable development.

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

public sector entity see the Planning Act but does not include local government.

referral entity means an entity nominated by the Coordinator-General from who the Coordinator-General may, under this development scheme, seek technical advice about any element of an SDA application or other application or request.

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.

SDA means State development area.

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

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

- (a) is made to the Coordinator-General in writing or electronically
- (b) is received on or before the last day of the consultation 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.

suitably qualified person means a person who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.

supporting material includes the planning report, EIS or IAR and EIS or IAR evaluation report (if any), any referral entity submission and any additional information provided in response to a notice from the Coordinator-General.

2. Development

(1) Development referred to in this Development Scheme has the following meanings:

Use

animal husbandry means land 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.

animal keeping means land used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.

aquaculture means land used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.

cropping means land used for growing plants or plant material for commercial purposes where dependant 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.

emergency services means land 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 land used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.

high impact industry means land 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 and
- (f) onsite controls are required for emissions and dangerous goods risks.

infrastructure facility means land used for a road, bridge, railway or other transport facility.

linear infrastructure facility means land used for a pipeline or conveyor to transport materials including gas, bulk materials, liquid, slurry or any other mineral.

low impact industry means land 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:

- (g) negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise
- (h) minimal traffic generation and heavy-vehicle usage
- (i) demands imposed upon the local infrastructure network consistent with surrounding uses
- (j) the use generally operates during the day (e.g. 7am to 6pm)
- (k) offsite impacts from storage of dangerous goods are negligible and
- (l) 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 land 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 and
- (g) evening or night activities are undertaken indoors and not outdoors.

minor electricity infrastructure means all aspects of development for an electricity supply network as defined under the *Electricity Act 1994*, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes:

- (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase and
- (b) augmentations to existing substations (including communication facilities for controlling works as defined under the *Electricity Act 1994*) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.

non-resident workforce accommodation means land 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.

rail marshalling yard means premises used for the shunting of rolling stock. The use also includes the ancillary storage, provisioning and maintenance of rolling stock.

renewable energy facility means land used for the generation of electricity or energy from renewable (naturally reoccurring) sources.

residue storage facility means land used for the placement or storage, whether temporary or permanent, of material produced as a result of an industrial or infrastructure activity conducted off site.

resource activity see the EP Act, Schedule 4.

service industry means land 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 land 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.

special industry means land 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 and
- (f) requires significant separation from non-industrial uses.

substation means land 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 land 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 land used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes land 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 land.

utility installation means land used to provide the public with the following services:

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

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

warehouse means land 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. Interpretation

- (1) Unless displaced wholly or partly by a contrary intention appearing in this development scheme or the SDPWO Act, the *Acts Interpretation Act 1954* applies when interpreting this development scheme.
- (2) In this development scheme, a reference to:
 - (a) a section, paragraph or schedule is a reference to a section or paragraph of, or schedule to, this development scheme
 - (b) a document or instrument means the latest version of the document or instrument and
 - (c) an Act includes any Regulation or instrument made under it and includes any amending or replacement Act.

Schedule 2 – Processes for making assessing and deciding applications and requests

1. Request for pre-lodgement consideration

- (1) Prior to lodging any SDA application or change application for an SDA approval, a person is encouraged to request a pre-lodgement consideration³ of the proposed development from the Office of the Coordinator-General.
- (2) To be a properly made request for formal pre-lodgement consideration of a proposed SDA application or change application for an SDA approval, the request must:
 - (a) be made to the Coordinator-General in the approved form
 - (b) include:
 - (i) a clear and accurate description of the land subject to the application and
 - (ii) the proponent's name, address and contact details
 - (c) identify the development for which approval may be sought
 - (d) state the relevant referral triggers under the Planning Act
 - (e) provide sufficient detail to identify any issues associated with the proposed development, including:
 - (i) photographs of the site and the surrounding area
 - (ii) concept or detailed plans
 - (iii) potential impacts

³ A person may also make a request for an informal pre-lodgement consideration of any proposed application or request or carrying out SDA self-assessable development. The pre-lodgement consideration form may be used for this purpose.

- (iv) preliminary assessment against the strategic vision, overall objectives, the preferred development intent for the relevant precincts and assessment criteria of this development scheme or
 - (v) any details of location, design or operational issues that need to be discussed and
 - (f) be accompanied by payment of the relevant fee, if prescribed by regulation.
- (3) Within 20 business days of receiving a properly made request for formal pre-lodgement consideration, the Coordinator-General must provide the proponent with written advice on relevant matters which may include:
- (a) initial advice on general suitability and likely issues relevant to the development proposal
 - (b) material that should be provided as part of an application and
 - (c) the referral entities for the application.
- (4) In deciding an SDA application, the Coordinator-General is not bound by any advice given under subsection (3).

2. Making an SDA application

2.1. Application stage

- (1) A person may make an SDA application at any time.
- (2) To be a properly made application, the application must:
- (a) be made to the Coordinator-General in the approved form
 - (b) include:
 - (i) a clear and accurate description of the land subject to the application and
 - (ii) the proponent's name, address and contact details
 - (c) identify the development for which approval is being sought
 - (d) subject to subsection (3), include the written consent of the owner of the land
 - (e) state the referral triggers under the Planning Act (and referral entities if known) for the application
 - (f) if the application is part of a larger development, include a description of the larger development and details of how the application relates to the larger development
 - (g) include a statement on whether the development has been, is or will be subject to an EIS or IAR
 - (h) be accompanied by:
 - (i) a planning report and
 - (ii) if one has been prepared, an EIS or IAR relevant to the application including an EIS or IAR evaluation report and
 - (iii) payment of the relevant fee, if prescribed by regulation.
- (3) The consent of the owner of the land is not required if the land, the subject of the application, is acquisition land and the application relates to the purpose for which the land is to be taken or acquired.
- (4) 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 is accepted as a properly made application
 - (ii) the referral entities for the application
 - (iii) whether the proponent has to provide additional information by a specified date and
 - (iv) whether certain stages of the assessment processes need not be complied with or
 - (b) states the application is not accepted as a properly made application and the reasons for the decision.
- (5) If the Coordinator-General issues a written notice in accordance with subsection (4)(b), the application is taken to have never been made. The proponent may submit a new SDA application under subsection (1).
- (6) If the Coordinator-General issues a notice under subsection (4)(a) that requires the proponent to provide additional information, the application will lapse if the proponent does not provide, to the satisfaction of the Coordinator-General, the requested information by the date specified in the notice.
- (7) The Coordinator-General may determine during this stage that the referral and/or public consultation stages of the assessment process under this development scheme do not apply to the application because:
- (a) the development the subject of the application has already been subject to another referral and/or public consultation process and this information is contained within the planning report accompanying the application and
 - (b) the Coordinator-General is satisfied with the referral and/or public consultation undertaken.
- (8) If making a determination under subsection (7) the Coordinator-General must issue a written notice to the proponent informing them of the decision, including the reasons for the decision.
- (9) The application stage ends:
- (a) if the Coordinator-General issues a written notice to the proponent under subsection 4(a) that requires the proponent to provide additional information under 4(a)(iii) - when the proponent provides the information to the satisfaction of the Coordinator-General by the date specified in the notice or
 - (b) if the Coordinator-General issues a written notice to the proponent under subsection 4(a) that does not require the proponent to provide additional information - when the Coordinator-General issues the notice.

2.2. Referral stage

- (1) This stage applies unless the Coordinator-General gave notice to the proponent during the application stage that the referral stage does not apply to the application.
- (2) The Coordinator-General must, within five business days of the end of the application stage, by written notice:
- (a) give a copy of the application and any additional information provided by the proponent during the application stage to the referral entities and
 - (b) request that the referral entities:
 - (i) request any additional information required to assess the application or
 - (ii) assess the application and provide a referral entity submission.

- (3) If requesting additional information in accordance with a notice given under subsection (2), a referral entity must provide the Coordinator-General with a written notice requesting additional information about the application within 10 business days or a later period as specified in the notice given under subsection (2).
- (4) If the Coordinator-General receives a request for additional information under subsection (3), the Coordinator-General must, within 10 business days of the end of period specified under subsection (3):
 - (a) coordinated single request for additional information and
 - (b) give the proponent written notice of the request for additional information and that a written response must be provided to the Coordinator-General by the date specified in the notice.
- (5) If the proponent receives a written notice under subsection (4)(b), the application will lapse if the proponent does not provide the requested information, to the satisfaction of the Coordinator-General, by the date specified in the notice.
- (6) After the proponent responds to the notice given under subsection (4), the Coordinator-General must, within five business days, and by written notice, provide referral entities with the proponent's response and request that the referral entities proceed with the assessment of the application and the additional information by a specified date.
- (7) A referral entity must assess the application and may provide a referral entity submission to the Coordinator-General by one of the following referral entity response periods:
 - (a) if a request is not made under subsection (3) – 20 business days after receiving the application under subsection (2) or a later period if specified by the notice or
 - (b) if a request is made under subsection (3) – 20 business days after receiving the proponent's response under subsection (6) or a later period if specified by the notice.
- (8) If a referral entity does not respond by the relevant 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) The referral stage ends at the earlier of the following:
 - (a) the end of the relevant referral entity response period or
 - (b) when a referral entity submission from each referral entity has been received by the Coordinator-General.

2.3. Public consultation stage

- (1) This stage applies unless the Coordinator-General gave notice to the proponent during the application stage that the public consultation stage does not apply to the application.
- (2) The Coordinator-General must, within five business days after the end of the application stage, if the referral stage does not apply, or at the end of the referral stage, give a written notice to the proponent stating that:
 - (a) the application does not require public consultation or
 - (b) public consultation is required for a specified period (the consultation 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 consultation as per subsections (3) to (5) and (9).
- (3) If public consultation is required, the proponent must:

- (a) publish a notice in a newspaper(s) in accordance with the notice issued under subsection (2)(b)
 - (b) place a notice on each road frontage of the land for the duration of the consultation period, or otherwise place a notice on the land in the way directed by the Coordinator-General 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) and notify the Coordinator-General five business days prior to commencement of public consultation of the date public consultation will commence, and the last day of the consultation period.
- (5) The notices 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 development
 - (c) state that the application and the supporting material is available for inspection from the Coordinator-General
 - (d) state that any person may make a submission to the Coordinator-General
 - (e) state the last day of the consultation period and
 - (f) state what constitutes a submission in accordance with the definition in this development scheme.
- (6) The application lapses if the proponent does not carry out public consultation in accordance with subsections (3) to (5).
- (7) The Coordinator-General must make the application and the supporting material available for inspection by the public for the whole of the consultation period.
- (8) Any person may, on or before the last day of the consultation period, make a submission to the Coordinator-General in respect of the application.
- (9) Within five business days after the end of the consultation period, the proponent must provide the Coordinator-General with a statutory declaration stating that the proponent has complied with subsections (3) to (5).
- (10) The public consultation stage ends when:
- (a) the Coordinator-General issues a written notice to the proponent under subsection (2)(a) or
 - (b) the proponent provides the Coordinator-General with a statutory declaration under subsection (9).

2.4. Review stage

- (1) This stage applies only if the Coordinator-General requests advice from any person the Coordinator-General considers is appropriate to provide advice on any matter related to the application at any time before the end of five business days after the end of the:
- (a) application stage, if both the referral and public consultation stages are not applicable or
 - (b) referral stage, if the public consultation stage is not applicable or
 - (c) public consultation stage.
- (2) The Coordinator-General must provide a written notice to the proponent at the same time as making the request for advice under subsection (1) that the review stage has commenced.
- (3) The written notice under subsection (2) must state:

- (a) the matters for which the Coordinator-General has requested advice and
 - (b) that the application is on hold until the Coordinator-General has received the requested advice.
- (4) Upon receipt of the requested advice or if the Coordinator-General is satisfied that the requested advice is no longer required, the Coordinator-General must issue the proponent written notice:
- (a) to provide additional information based upon the advice by a specified date or
 - (b) that no additional information is required and that the application will proceed to the decision stage.
- (5) If the proponent receives a written notice for additional information under subsection 4(a), the application will lapse if the proponent does not provide the requested information, to the satisfaction of the Coordinator-General, by the date specified in the notice.
- (6) The review stage ends:
- (a) if the Coordinator-General issues a written notice to the proponent under subsection 4(a) that requires the proponent to provide additional information by a specified date - when the proponent provides the information to the satisfaction of the Coordinator-General by the date specified in the notice or
 - (b) when the Coordinator-General issues a written notice to the proponent under subsection 4(b).

2.5. Decision stage

- (1) The Coordinator-General must decide the application within 30 business days (the decision-making period) of the end of the:
- (a) application stage, if the referral, public consultation and review stages are not applicable or
 - (b) referral stage, if the public consultation and review stages are not applicable or
 - (c) public consultation stage, if the review stage is not applicable or
 - (d) review stage.
- (2) The Coordinator-General may, by written notice given to the proponent, extend the decision making period by not more than 30 business days.
- (3) The Coordinator-General must assess the application having regard to:
- (a) the application and all supporting material
 - (b) any submissions received
 - (c) any advice and/or additional information received during the review stage
 - (d) this development scheme and
 - (e) 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:
- (a) the proponent has adequately responded to any request for additional information and
 - (b) the application adequately addresses any issues raised in a referral entity submission or submission.
- (5) In deciding the application, the Coordinator-General may:
- (a) issue an SDA approval or
 - (b) refuse the application.

- (6) Without limiting subsection 5(a), a condition attached to an SDA approval may:
 - (a) state how long the use may continue or
 - (b) require any necessary decommissioning or restoration of any matter arising from the SDA approval or
 - (c) address external requirements for the development, such as payment of monetary contributions towards the cost of supplying external services or networks for the development or
 - (d) give effect to any aspect of this development scheme.
- (7) Within 10 business days of deciding the application, 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 state:
 - (a) whether all or part of 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 and
 - (c) if the application is approved, the date from which the SDA approval takes effect and, if a different currency period is approved, the period.

3. Making a request to change an SDA application

- (1) A proponent that has made an SDA application may make a request to change the application if:
 - (a) the application was properly made and has not lapsed and
 - (b) the application has not been decided.

Note: The Coordinator-General may only approve a request to change an SDA application if the Coordinator-General considers it is a minor change to the application. Otherwise, the proponent should withdraw the application and submit a new SDA application.
- (2) If a request to change an SDA application is made, assessment of the original application is on hold until the Coordinator-General makes a decision on the request to change the application.
- (3) To be a properly made request to change an SDA application, the request must:
 - (a) be made to the Coordinator-General in the approved form
 - (b) identify the original application to which the request applies
 - (c) identify the change to the original application which is being sought
 - (d) include sufficient information to support that the request can be assessed as a minor change and
 - (e) be accompanied by payment of the relevant fee, if prescribed by regulation.
- (4) Within 10 business days of receiving the request, the Coordinator-General must issue a written notice to the proponent that:
 - (a) states:
 - (i) the request is accepted as a properly made request and
 - (ii) whether the proponent has to provide additional information by a specified date or

- (b) states the request is not accepted as properly made, the reasons for the decision and that the assessment of the original application will recommence.
- (5) If the Coordinator-General issues a written notice in accordance with subsection (4)(b), the request is taken to have never been made. The proponent may submit a new request under subsection (1).
- (6) If the proponent receives a written notice for additional information under (4)(a)(ii), the request will lapse if the proponent does not provide the requested information, to the satisfaction of the Coordinator-General, by the date specified in the notice. If the request lapses, assessment of the original application recommences.
- (7) The Coordinator-General may consult a referral entity about the request if, in the opinion of the Coordinator-General, the request would affect the referral entity.
- (8) The Coordinator-General must make a decision on the request within 20 business days (the decision-making period) of:
 - (a) if no additional information is requested – the Coordinator-General issues the notice to the proponent under subsection (4)(a) or
 - (b) if additional information is requested –when the proponent provides the information to the satisfaction of the Coordinator-General by the date specified in the notice.
- (9) In deciding the request the Coordinator-General must either approve or refuse the request.
- (10) The Coordinator-General may only approve a request to change an SDA application if the Coordinator-General considers it is a minor change to the SDA application.
- (11) The Coordinator-General must give the notice of the decision to the proponent within 5 business days after making the decision.
- (12) The notice of the decision must include:
 - (a) whether the request is approved or refused
 - (b) if the request is approved, a statement that the assessment of the original application can continue as if the change was part of the original application or
 - (c) if the request is refused, the reasons for the decision and a statement that assessment of the original application will continue.
- (13) If the decision is to refuse the request, assessment of the original application recommences.

4. Making a change application for an SDA approval

- (1) A change application for an SDA approval must follow one of two application processes:
 - (a) if the change application only relates to a change to the currency period – the process under Schedule 2, Part 5 or
 - (b) otherwise, subject to subsection (2), a change application must be made in accordance with the process for making an SDA application set out in Schedule 2, Part 2 as if a reference to an application were to the change application.
- (2) If the proposed change to an SDA approval is, in the opinion of the Coordinator-General, a minor change:
 - (a) consent of the owner is not required to make the change application
 - (b) the referral, public consultation and review stages do not apply to the change application and

- (c) the relevant fee is the fee prescribed by regulation for a minor change to an SDA application.

5. Requesting a later currency period for an SDA approval

- (1) A proponent may make a request to the Coordinator-General to state a later currency period for an SDA approval under section 84H of the SDPWO Act.
- (2) To be a properly made request, the request must:
 - (a) be made to the Coordinator-General in the approved form
 - (b) include:
 - (i) sufficient information to identify the SDA approval to which the request applies and
 - (ii) the proponent's name, address and contact details
 - (c) include sufficient information to support the request
 - (d) be accompanied by payment of the relevant fee, if prescribed by regulation and
 - (e) be accepted as a properly made request 30 business days before the end of the currency period for the SDA approval.
- (3) Within 10 business days of receiving the request, the Coordinator-General must issue a written notice that:
 - (a) states:
 - (i) the request is accepted as a properly made request and
 - (ii) whether the proponent has to provide additional information by a specified date or
 - (b) states the request is not accepted as a properly made request and the reasons for the decision.
- (4) If the Coordinator-General issues a written notice in accordance with subsection (3)(b), the request is taken to have never been made. The proponent may submit a new request under subsection (1).
- (5) If the proponent receives a written notice for additional information, the request will lapse if the proponent does not provide, to the satisfaction of the Coordinator-General, the requested information by the date specified in the notice.
- (6) The Coordinator-General may consult a referral entity about the request if, in the opinion of the Coordinator-General, the request would affect the referral entity.
- (7) The Coordinator-General must assess the request against the matters listed in section 2.1.1(3) of this development scheme and make a decision on the request within 20 business days (the decision-making period) of:
 - (a) if the Coordinator-General issues a written notice to the proponent under subsection (3)(a) that requires the proponent to provide additional information by a specified date, when the proponent provides the information to the satisfaction of the Coordinator-General by the date specified in the notice or
 - (b) if the Coordinator-General issues a written notice to the proponent under subsection (3)(a) that does not require the proponent to provide additional information, when the Coordinator-General issues the notice.
- (8) In deciding the request the Coordinator-General must either approve or refuse the request.

- (9) The Coordinator-General must give the notice of the decision to the proponent and any referral entities affected by the decision.
- (10) The notice of the decision must be given within 10 business days after the day the decision is made and include:
 - (a) whether the request is approved or refused, and if refused, the reasons for the decision and
 - (b) if the request is approved, the date of the later currency period.

6. Request to carry out prior affected development

- (1) An owner of land (proponent) may make a prior affected development request to the Coordinator-General if immediately before an approved development scheme started applying to the land, there was a prior affected development for the land.
- (2) To be a properly made request, the request must:
 - (a) be made to the Coordinator-General in the approved form
 - (b) include:
 - (i) a clear and accurate description of the land subject to the request
 - (ii) the name, address and contact details of the owner of the land
 - (c) identify the development for which approval is being sought
 - (d) if for an alternative lawful development, include documentation that demonstrates that the development was an as of right development prior to this development scheme taking effect
 - (e) if for an approved development or authorised development, include a copy of the previous approval or permit, including any conditions, to which the previous approval or permit applies
 - (f) include sufficient information to support the request and
 - (g) be accompanied by payment of the relevant fee, if prescribed by regulation.
- (3) Within 20 business days of receiving the request, the Coordinator-General must issue a written notice that:
 - (a) states:
 - (i) the request is accepted as a properly made request and
 - (ii) whether the proponent has to provide additional information by a specified date or
 - (b) states the request has not been accepted as a properly made request and the reasons for the decision.
- (4) If the Coordinator-General issues a written notice in accordance with subsection (3)(b), the request is taken to have never been made. The proponent may submit a new request under subsection (1).
- (5) If the proponent receives a written request for additional information, the request will lapse if the proponent does not provide, to the satisfaction of the Coordinator-General, the requested information by the date specified in the notice.
- (6) The Coordinator-General must make a decision on the request within 20 business days of:
 - (a) if the Coordinator-General issues a written notice to the proponent under subsection (3)(a) that requires the proponent to provide additional information by a specified date - when the proponent provides the information to the satisfaction of the Coordinator-General by the date specified in the notice or

- (b) if the Coordinator-General issues a written notice to the proponent under subsection (3)(a) that does not require the proponent to provide additional information - when the Coordinator-General issues the notice.
- (7) When assessing the request, the Coordinator-General must consider if, in the opinion of the Coordinator-General, the request:
- (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 request.
- (8) When making a decision, 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
 - (c) the nature of the proposed development and its potential impacts on matters listed in section 2.1.1(3) of this development scheme
 - (d) the currency period of any previous approval and
 - (e) any other matters the Coordinator-General considers relevant.
- (9) The Coordinator-General may consult a referral entity about the request if, in the opinion of the Coordinator-General, the request would affect the referral entity.
- (10) In deciding the request the Coordinator-General must either approve or refuse the request.
- (11) The Coordinator-General may impose a condition on an approval to:
- (a) place a limit on how long the development may continue or
 - (b) require any necessary decommissioning or restoration of the premises or
 - (c) give effect to any aspect of this development scheme.
- (12) The Coordinator-General must give the notice of the decision to the proponent within 10 business days after the day the decision is made and include:
- (a) whether the request is approved or refused, and if refused, the reasons for the decision
 - (b) the currency period for any approval and
 - (c) if refused, a statement that under section 87 of the SDPWO Act, the owner of an interest in land may be entitled to compensation.

Schedule 3 – Requirements for SDA self-assessable development

- (1) This Schedule identifies the requirements for SDA self-assessable development.
- (2) The requirements support the strategic vision, overall objectives and the preferred development intent for the precincts.
- (3) A proponent who carries out SDA self-assessable development must comply with all relevant requirements set out in sections (1) below.
- (4) A proponent must obtain all other development permits, licences or approvals as required to lawfully undertake the development.

1. Specific requirements for SDA self-assessable development

- (1) Specific requirements are contained in Table 15.

Table 15 Specific requirements for SDA self-assessable development

SDA self-assessable development	Precincts	Requirements
Material change of use for a Warehouse	High Impact Industry Precinct	Provide written notification to the Coordinator-General of the date of the commencement of the use.
	Medium – High Impact Industry Precinct	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development or use.
	Medium-High Impact and Port Related Industry Precinct	The use does not occur for more than three months in any 12 month period.
	Low-Medium Impact Industry Precinct	Permanent buildings, structures, infrastructure or services are not constructed.
	Transport and Support Services Precinct	Access to the site is to be via sealed public roads.
	Transition Precinct	Traffic from the site must not result in the cartage of material (dust, soil, waste) onto roads.
		Traffic generated from the use is limited to 10 vehicle movements per day (averaged over a seven day period).
		All vehicle parking is to be provided on site.
		The use does not generate any emissions that impact on air and water quality.
		All noise associated with the use must not exceed the levels specified in the <i>Environmental Protection (Noise) Policy 2008</i> at any sensitive receptor.
		Temporary lighting is operated to prevent light spillage onto sensitive receptors.
		All waste associated with the use is to be disposed of in accordance with relevant local government requirements.
		No solid waste or liquid, other than stormwater, is discharged to land or waters.
		The use does not involve the storage of hazardous contaminants or dangerous goods.
	On completion of the use the site must be restored to its original condition.	



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