



The Coordinator-General



# Development Scheme for the Gladstone State Development Area

December 2010



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# DEVELOPMENT SCHEME

## 1 Introduction

- (1) This Development Scheme may be cited as the *Development Scheme for the Gladstone State Development Area*.
- (2) This Development Scheme was prepared under section 79 of the *State Development and Public Works Organisation Act 1971* (SDPWOA) and takes effect on the date stated in the gazette notice published under section 80(1)(a) of the SDPWOA.

## 2 Definitions

- (1) In this Development Scheme:

**acquisition land** means land:

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

**alternative lawful use** for land, means a lawful as of right use for which the owner of the land can use the land.

**ancillary** means the use of premises associated with but incidental and subordinate to the predominate use.

**application** means an application made under section 9.1(1).

**approval** means a decision notice given under section 9.5(6) approving the application, with or without conditions.

**approved use**, for land, means a use of land approved under section 84(4) of the SDPWOA.

**authorised use** for land, means a use of land authorised under a development approval, or an instrument taken to be a development approval under the SPA.

**building** see the SPA, schedule 3.

**business day** see the SPA, schedule 3.

**change request** see section 11(1).

**community infrastructure** see the SPA, schedule 3.



**Coordinator-General** see the SDPWOA, schedule 2.

**currency period** for an approval, means the latest of the following periods to end:

- (a) the period that ends four years starting the day the approval took effect;
- (b) if the approval states or implies a time for the approval to lapse—the period from the day the approval took effect until the stated or implied time;
- (c) if within the period mentioned in paragraph (a) or (b) the Coordinator-General, by written notice to the person having the benefit of the approval, fixes another period—the other period.

**decision-making period** see section 9.5(1).

**decision notice** see section 9.5(6).

**development** see the SPA, section 7.

**Development Scheme** means the Development Scheme for the GSDA.

**EIS** means a statement or study that investigates and assesses environmental impact and includes an EIS required under section 26 of the SDPWOA.

**extension request** see section 9.6(3).

**GSDA** means the Gladstone State Development Area.

**infrastructure** means those facilities, services and utilities that, in the opinion of the Coordinator-General, are required by or associated with development in the GSDA. This infrastructure may include local infrastructure.

**material change of use**, of premises:

- (a) means:
  - (i) the start of a new use of the premises; or
  - (ii) the re-establishment on the premises of a use that has been abandoned; or
  - (iii) a material increase in the intensity or scale of the use of the premises;
- (b) does not include an environmentally relevant activity under the *Environmental Protection Act 1994*.



**materials transportation** means any method of moving raw, processed or manufactured materials such as water, slurry, sewage and gas within the GSDA.

**mining lease** means a mining lease under the *Mineral Resources Act 1989*.

**minor change for an application** means a change that, in the Coordinator-General's opinion:

- (a) is not inconsistent with a recommendation in a referral agency submission for the application, unless the change is agreed to in writing by the referral agency; and
- (b) is not inconsistent with the Development Scheme; and
- (c) does not result in a substantially different development; and
- (d) would not, if the notification stage applied to the change, cause a person to make a submission objecting to the change.

**minor change for an approval** means a change that, in the Coordinator-General's opinion:

- (a) is not inconsistent with a recommendation in a referral agency submission for the application to which the approval relates, unless the change is agreed to in writing by the referral agency; and
- (b) is not inconsistent with the Development Scheme; and
- (c) does not result in a substantially different development; and
- (d) would not, if an application for the approval was remade including the change, cause a person to make a submission objecting to the change.

**owner**, of land, see the SPA, schedule 3.

**planning report** means a document containing the following:

- (a) an accurate description of the land, the subject of the application;
- (b) a description of the proposed use of the land, the subject of the application;
- (c) an assessment of the consistency of the proposal with the Development Scheme, including any policies;
- (d) a description and assessment of the impacts of the proposal;
- (e) a plan to manage any adverse impacts;
- (f) an assessment of the impacts of the proposal on existing infrastructure, including an analysis of the need for additional infrastructure.

**policy** means a policy prepared under section 7.

**premises** see the SPA, schedule 3.

**previous approval** means:

- (a) an alternative lawful use; or
- (b) an approved use; or
- (c) an authorised use.

*Note: Schedule 10 contains a list of some previous approvals for the GSDA.*



**previous approval application** see section 14(1).

**properly made application**, see section 9.1(3).

**proponent**, for an application, means a person who makes an application or, if the application is changed under section 10 to change the proponent, the entity identified in the changed application as the proponent.

**public sector entity** see the SPA, schedule 3.

**reconfiguring a lot** see the SPA, section 10(1).

**referral agency** for an application or a previous approval application, means each of the following:

- (a) an agency that would have been a referral agency under the SPA if the application was a development application under the SPA;
- (b) Gladstone Regional Council;
- (c) any other entity nominated by the Coordinator-General.

**referral agency response period** see section 9.2(8).

**referral agency submission** see section 9.2(7)(b).

**remnant vegetation** see the *Vegetation Management Act 1999*, schedule.

**reviewer** see section 9.4(1).

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

**significant project** means a project declared under section 26 of the SDPWOA to be a significant project.

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

**submission** means a submission that:

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

**submission period** see section 9.3(2)(b).



**supporting material** means any additional information provided by the proponent under sections 9.1(8) or (9) or 9.2(5).

**use**, of premises, includes any ancillary use of the premises.

(2) Uses referred to in the Development Scheme have the following meanings:

**agriculture:**

- (a) means premises used or intended for use for the purpose of growing crops, fruit, vegetables and similar produce;
- (b) includes:
  - (i) horticulture, silviculture and the propagation, growing, potting and distribution of plants to retailers; and
  - (ii) the importing of parent stock, cuttings and seedlings;
- (c) does not include retail sales of agricultural produce.

**agricultural building** means premises used as part of an agricultural use for one or more of the following:

- (a) the storage and maintenance of equipment and fertilisers;
- (b) the husbandry of animals;
- (c) the packing and storage of agricultural produce.

**bulk stores:**

- (a) means premises used or intended for use for the bulk storage of goods, where the goods stored are not required for use in a shop or commercial premises on the same parcel of land, or on adjoining land in the same ownership;
- (b) does not include a warehouse or wholesale/retail market.

**caretaker's residence:**

- (a) means a dwelling unit used for caretaker purposes only, in connection with an industry or other use conducted on the same premises, where there is not more than one such dwelling unit on the premises;
- (b) includes any dwelling unit provided for a person engaged in a use lawfully established on the land.

**commercial premises** means premises used as a business office, a professional office or for other business or commercial purposes not otherwise defined.

**crushing plant:**

- (a) means premises used for the crushing of stone, rock, gravel, minerals or similar substances, where such substances are imported to the site;
- (b) includes the storage and treatment of substances mentioned in paragraph (a);
- (c) does not include the extraction of substances mentioned in paragraph (a) or an extractive industry.



**extractive industry:**

- (a) means premises used or intended for use in the course of a trade or business for an activity being the extraction of sand, gravel, soil, rock stone or similar substances from land;
- (b) includes the storage and treatment of substances mentioned in paragraph (a) including crushing and screening, washing, blending or similar treatment, or the manufacture of products from such substances, where the use is carried out on the land from which any such substances are extracted, or on adjacent land;
- (c) includes quarrying or dredging;
- (d) does not include removal of materials authorised by the SDPWOA or a mine under the *Mineral Resources Act 1989*.

**forestry** means premises used for the planting, growing or harvesting of trees as a commercial venture.

**gas transportation infrastructure** means the use of premises for the bulk transportation of gas through a pipe or series of pipes or similar gas transportation infrastructure.

**heavy industry** means any industry listed in Appendix I below, and any other industry (including an industry that would otherwise be light or medium industry) which, in the Coordinator-General's opinion:

- (a) may:
  - (i) impose a load on any public utility greater than that which is required for the normal development of the locality of the industry; and
  - (ii) by reason of the carriage of goods or materials used or produced, as part of the activity, create traffic upon public roads in the locality of the industry which:
    - (A) causes congestion or danger to users of the roads; or
    - (B) requires roads of a higher standard of construction than those required for the normal development of the locality of the industry;
- (b) does not cause smoke, fumes or hazards likely to cause undue disturbance or annoyance to persons, or affect property not connected with the industry.

Appendix I

Aluminium smelters  
Animal by-products manufacturing (non-noxious or hazardous)  
Asphalt works  
Bitumen works  
Breweries  
Brick works  
Chaff milling  
Chemical works (non-noxious or hazardous)  
Engineering works (heavy)



Fibrous cement works  
Flour mills  
Foundries (ferrous and non-ferrous)  
Mineral separating (non-noxious or hazardous)  
Paper mills  
Power stations  
Sand and metal screening plants.

***high impact industry:***

- (a) means premises used for any industry which, as a result of the process or materials involved, or the method of manufacture, or the nature of the processes or materials used or produced, requires isolation from other buildings, or areas of human activity or occupation because of the detrimental effect which such processes or materials might have on the amenity of such areas, or the health of its occupants;
- (b) includes any industry listed in Appendix II.

Appendix II

Abattoirs (other than poultry)  
Animals by-products manufacturing  
Bacon factories  
Bone mills  
Canneries  
Cement and lime works  
Chemical works  
Explosive works  
Fertilizer works  
Flammable liquid manufacturing  
Gas works  
Natural gas (liquefaction and storage)  
Petrol and oil refineries  
Poultry abattoirs (more than 500 birds per week)  
Preserving works  
Sanitary depots  
Slaughter houses.

***infrastructure facility*** means the use of premises for any of the following:

- (a) a road, railway, bridge or other transport facility;
- (b) a jetty or port;
- (c) an electricity generation, transmission or distribution facility;
- (d) water storage facility, pipeline, channel or other water management, distribution or reticulation facility; or
- (e) a cable, antenna, tower or other communication facility.



**light industry** means any industry listed in Appendix III and any other industry which, in the Coordinator-General's opinion:

- (a) does not impose a load on any public utility greater than that which is required for the normal development of the locality of the industry; and
- (b) does not, as a result of the carriage of goods or materials used or produced as part of the use, create traffic upon public roads in the locality of the industry which:
  - (i) causes congestion or danger to users of the roads; or
  - (ii) requires roads of a higher standard of construction than those required for the normal development of the locality of the industry; and
- (c) does not cause smoke, fumes or hazards likely to cause undue disturbance or annoyance to persons, or affect property not connected with the industry; and
- (d) is situated on premises not exceeding one hectare in area; and
- (e) is carried out in one or more buildings, on one or more floors, with a floor area not exceeding 1000 m<sup>2</sup> and
- (f) does not have more than 10 persons engaged in the use.

#### Appendix III

Aerated water manufacturing  
Aluminium working  
Animal food manufacturing  
Boat builders and repairers  
Builders' workshops and yards  
Bus depot with workshops  
Cabinet making  
Canvas goods manufacturing  
Carriers' depots  
Contractors' yards  
Electroplating  
Fibreglass products manufacturing  
Fishing gear manufacturing  
Fruit and vegetable ripening rooms  
Furniture manufacturing and repairing  
Glazing  
Joineries  
Marble and terrazzo works  
Plaster works  
Plumbers' yards and workshops  
Radiator repairs  
Smallgoods manufacturing  
Transport depots.



**liquid fuel depot:**

- (a) means premises used for the storage and distribution of flammable or combustible liquids, where such premises are required to be licensed under the Dangerous Goods Safety Management Regulation 2001;
- (b) does not include a service station.

**local infrastructure** means the use of premises for:

- (a) water reticulation, sewerage and stormwater drainage; or
- (b) other public purposes carried out by or for the Gladstone Regional Council under the *Local Government Act 2009*; or
- (c) the provision of electricity, telecommunications or gas; or
- (d) public transport facilities.

**materials transport infrastructure:**

- (a) means infrastructure used to transport materials;
- (b) includes pipes used to transport materials (other than for utility purposes e.g. water, sewerage, electricity, telecommunications and gas), and conveyors used to transport raw material and products.

**medium industry** means an industry listed in Appendix IV below, and any other industry (including an industry that would otherwise be light industry) which, in the Coordinator-General's opinion:

- (a) does not impose a load on any public utility greater than that which is required for the normal development of the locality of the industry; and
- (b) does not, as a result of the carriage of goods or materials used or produced as part of the activity, create traffic upon public roads in the locality of the industry which:
  - (i) causes congestion or danger to users of the roads; or
  - (ii) requires roads of a higher standard of construction than those required for the normal development of the locality of the industry; and
- (c) does not cause smoke, fumes or hazards likely to cause undue disturbance or annoyance to persons, or affect property not connected with the industry.

Appendix IV

Brass working (not foundries)  
Cement or concrete product works  
Electric-welding works  
Engineering works (light)  
Fibrous plaster manufacturing  
Food preserving works  
Fruit and vegetable processing  
Fuel depots (wood, coal, coke)  
Galvanising works  
Glass works  
Ice works



Motor body builders  
Motor engineering works  
Ply-wood mills  
Roofing materials manufacturing  
Sand and gravel depots  
Sawmills  
Sheet metal works  
Textile mills  
Timber yards.

**recycling industry** means premises used for:

- (a) the collection, storage, abandonment, or resale of scrap demolition materials or goods; or
- (b) the collection, dismantling, storage, salvaging or abandonment of automobiles or other vehicles, or machinery for the resale of parts.

**rural industry:**

- (a) means premises used for any industry, other than high impact, which involves handling, treating, processing, or packing primary products produced on the land on which it is situated;
- (b) includes a turf farm, and the servicing of plant or equipment used for agricultural, rural industry or forestry purposes.

**service industry** means premises used for an activity, including an activity listed in Appendix V which:

- (a) is situated on premises of not more than 2000 m<sup>2</sup>; and
- (b) is carried out in a building or other structure with a floor area of not more than 250m<sup>2</sup>; and
- (c) does not injuriously or detrimentally affect the amenity of the adjoining uses or of the locality by the emission of, for example, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, waste water, refuse, waste products, or heavy traffic generation; and
- (d) does not, in the opinion of the Coordinator-General, impose a load on any public utility undertaking greater than that which is required for the normal development of the locality of the industry.

Appendix V

Auction mart  
Boot and shoe repairing  
Bread, cake and pastry manufacturing  
Car hiring  
Cleaning contractor's establishment  
Computer processes  
Cycle repairing  
Dance teaching  
Dressmaking  
Driving instruction



Electrical repairing and maintenance workshop  
Engraving  
Film developing and printing  
Laundry  
Lawnmower repairing  
Making: dental goods, jewellery, optical goods  
Musical instrument repairs  
Parcel delivery service depot  
Pest exterminator's office  
Photographic studio  
Printery  
Radio repairs servicing establishment  
Signwriter's establishment  
Tailors' workshops  
Taxi cab depot  
Television repair servicing establishment  
Upholstery repairing  
Watchmaker's establishment.

***service station:***

- (a) means premises used for the purpose of fuelling, maintenance and repair of motor vehicles, including the sale by retail of petrol, automotive distillate, lubricants or any other fuel for use in internal combustion engines;
- (b) includes:
  - (i) the ancillary sale of automotive and convenience products; and
  - (ii) the carrying out of minor vehicle servicing, repairs or cleaning; and
  - (iii) the hiring of trailers, utility trucks or utility vans where the total number of trailers and vehicles does not exceed four and the capacity of each such trailer or vehicle is not more than one tonne.

***warehouse*** means premises used for the storage of goods, merchandise or materials in large stocks whether or not such storage is required for an adjoining shop or other commercial premises, pending their distribution or sale to persons who purchase for the purpose of resale only.

***waste management*** means a use of land for the management of waste material from industry.



### 3 Background

- (1) In 1991, the Gladstone Industrial Land Study was initiated to identify appropriate areas for future industrial development meeting acceptable engineering, environmental and social criteria. The study gave detailed consideration to a number of areas before concluding that approximately 6800 hectares of land at Aldoga was an appropriate site for future industrial development for a period of at least 30 years. In December 1993, the Government declared this area to be a State Development Area, pursuant to the SDPWOA.
- (2) In December 1997, the Government declared the existing State Development Area at Aldoga, a materials transportation and services corridor, a buffer area surrounding part of the Materials Transportation and Services Corridor and the Yarwun Industrial Estate, to be the GSDA.
- (3) In April 1998 the Queensland Government established the GSDA Board to manage the ongoing development and operation of the GSDA. In July 1999 the GSDA Board was abolished and the Gladstone Area Development Board created. This Board was renamed the Gladstone Economic and Industry Development Board in May 2000.
- (4) In December 2001, additional land owned by the State at Aldoga and Yarwun was declared part of the GSDA. The Material Transportation and Services Corridor was also extended to include Serrant Road.
- (5) In December 2001 the Clinton Precinct was also added to the GSDA. Located at the mouth of the Calliope River and within Gladstone City, this precinct provides for the establishment of industries necessary to support major industrial development and port related operations.
- (6) In December 2002, the Targinnie Precinct was added to the GSDA. Located immediately north of the Material Transportation and Services Corridor, the Targinnie Precinct provides for future industry, future infrastructure corridors and buffer areas.
- (7) In March 2007, three new land areas in the Aldoga and Yarwun Precincts were added to the GSDA. The extension in the Aldoga Precinct provides for future waste management facilities. The extensions in the Yarwun Precinct provide for materials transportation and services infrastructure.
- (8) In July 2008, three new precincts were added to the GSDA. The west coast of southern Curtis Island was added as a Curtis Island Industry Precinct to provide for the liquefied natural gas industry. To the east of this precinct an Environmental Management Precinct was added and Kangaroo Island was added as a Restricted Development Precinct.



- (9) In 2010, new corridor precincts were added on Curtis Island and on the mainland and changes to existing precincts within the GSDA were made. The boundary between the Industry Precinct and the Environmental Management Precinct on Curtis Island was altered. A boundary change has occurred in the Curtis Island Industry Precinct due to planned reclamation of land. Kangaroo Island was redesignated as an Environmental Management Precinct.

#### **4 Intent of the Development Scheme for the Gladstone State Development Area**

The intent of the Development Scheme is to:

- (a) establish a set of objectives for the orderly development of the GSDA; and
- (b) provide guidance and a framework for the orderly development of the GSDA; and
- (c) identify a range of land use designations for the GSDA and specify the intended purpose of each designation; and
- (d) establish a procedure for determination by the Coordinator-General of the suitability of land uses in the GSDA; and
- (e) recognise that the Coordinator-General has primary carriage of the development, operation and management of the GSDA; and
- (f) recognise that other Government and semi-government agencies, Gladstone Regional Council and the community have an interest in the development, operation and management of the GSDA through the implementation of effective referral and public consultation procedures as appropriate in respect of future development proposals; and
- (g) assist in achieving ecological sustainability of activities within the GSDA.

#### **5 Objectives of the Development Scheme for the Gladstone State Development Area**

- (1) The objectives of the GSDA are to:
  - (a) provide, manage and plan land for industrial development of national, State and regional significance and complementary industrial, infrastructure and service uses (within the Aldoga, Targinnie, Yarwun, Clinton, and Curtis Island Industry Precinct); and
  - (b) provide, manage and plan land for a dedicated and efficient means of access for materials, products, wastes and services between the GSDA (Aldoga, Targinnie, Yarwun, Clinton, and Curtis Island Industry Precinct) and the Port of Gladstone; and
  - (c) recognise areas of the Stuart oil shale resource as a valuable mineral resource, for mining; and
  - (d) establish a development framework that provides for long term orderly industrial development in the Gladstone region; and
  - (e) ensure the integrity and functionality of the GSDA is maintained and protected from incompatible land uses and activities that may adversely affect the continued use of the GSDA; and



- (f) encourage the development of synergies between industries to minimise waste production and promote re-use and recycling of waste; and
  - (g) encourage and promote industry having regard to the cultural heritage value of the GSDA; and
  - (h) ensure the physical characteristics of land are considered in determining the suitability and location of development; and
  - (i) ensure development recognises and protects environmental, cultural heritage and community values; and
  - (j) ensure the impacts of development on the environment, including cumulative impacts, are minimised to meet the requirements of applicable government policies; and
  - (k) protect air quality; and
  - (l) ensure areas of high ecological significance within and adjacent to the GSDA are protected; and
  - (m) provide land and plan for adequate areas of open space within the GSDA.
- (2) The objectives of the GSDA include allowing existing uses to continue on a temporary basis where those existing uses are not inconsistent with the objectives set out in subsection (1).

*Examples - grazing and residential uses.<sup>1</sup>*

## **6 Purpose of land use designations**

- (1) The GSDA is divided into the land use designations shown on Map GSDA\_001\_057.
- (2) The designations and their purposes are as follows:
- (a) Aldoga Precinct:
    - (i) To encourage the establishment of industrial development that is of national, State or regional significance. In particular large scale, large plant footprint industrial development requiring undeveloped sites will be encouraged.
    - (ii) To provide for the management of waste from industry.
    - (iii) To manage and develop the area in an appropriate manner recognising that this area may in the future include land uses other than industry.
    - (iv) To provide for infrastructure that may or may not be associated with activities within the GSDA.
    - (v) To have regard to the physical characteristics of the land in considering the location of the industrial development.

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<sup>1</sup> See also section 85 of the SDPWOA in relation to continued existing lawful uses.



- (vi) To recognise and protect a reserve for environmental purposes located on Lot 87 on SP144431 in the southern part of the precinct.
- (vii) To encourage and promote industry having regard to the cultural heritage values of the Aldoga Precinct.

(b) Yarwun Precinct:

- (i) To encourage the establishment of industrial development that is of national, State or regional significance that requires access to strategic port logistics and maritime facilities.
- (ii) To manage and develop the area in an appropriate manner recognising that this area may include land uses other than industry.
- (iii) To provide for infrastructure that may or may not be associated with activities within the GSDA.
- (iv) To provide for the management of waste from industry including recycling.
- (v) To have regard to the physical characteristics of the land in considering the location of the industrial development.
- (vi) To encourage and promote industry having regard to the cultural heritage values of the Yarwun Precinct.

(c) Materials Transportation and Services Corridor Precinct:

Comprises four corridor sub-precincts; Boat Creek Corridor, Western Corridor, Northern Infrastructure Corridor and Curtis Island Corridor. Each sub-precinct provides for a specific range of linear infrastructure items.

Boat Creek Corridor Sub-Precinct

- (i) To establish the priority in the Materials Transportation and Services Corridor Precinct of materials transportation infrastructure and utility and service infrastructure over alternate land uses.
- (ii) To provide an efficient and effective route for infrastructure and utility services to link the Port of Gladstone with GSDA precincts and areas external to the GSDA.
- (iii) To provide for infrastructure that may or may not be associated with activities within the GSDA.



- (iv) To provide for multiple users and for multiple purposes in the Materials Transportation and Services Corridor Precinct. Appropriate uses include pipelines for potable and sea water, sewage, slurry and gas as well as conveyor systems, rail lines, industry construction and operation haul roads, and any other compatible infrastructure services.
- (v) To develop the Materials Transportation and Services Corridor Precinct in a manner that efficiently uses the land in the corridor.
- (vi) To recognise the requirements of existing users' infrastructure in considering the appropriateness of future infrastructure.
- (vii) To encourage and promote infrastructure having regard to the cultural heritage values of the Materials Transportation and Services Corridor Precinct.

#### Western Corridor Sub-Precinct

- (i) To establish the priority in the Materials Transportation and Services Corridor Precinct of materials transportation infrastructure and utility and service infrastructure over alternate land uses.
- (ii) To provide an efficient and effective route for infrastructure and utility services to link the Port of Gladstone with GSDA precincts and areas external to the GSDA.
- (iii) To provide for infrastructure that may or may not be associated with activities within the GSDA.
- (iv) To provide for multiple users and for multiple purposes in the Materials Transportation and Services Corridor Precinct. Appropriate uses include pipelines for potable and seawater, sewage, slurry and gas as well as conveyor systems, rail lines, industry construction and operation haul roads, and any other compatible infrastructure services.
- (v) To develop the Materials Transportation and Services Corridor Precinct in a manner that efficiently uses the land in the corridor.
- (vi) To recognise the requirements of existing users' infrastructure in considering the appropriateness of future infrastructure.
- (vii) To encourage and promote infrastructure having regard to the cultural heritage values of the Materials Transportation and Services Corridor Precinct.



### Northern Infrastructure Corridor Sub-Precinct

- (i) To establish the priority in the Materials Transportation and Services Corridor Precinct for gas transportation infrastructure and other compatible infrastructure services over alternate land uses.
- (ii) To provide an efficient and effective route for infrastructure services to link mainland GSDA to Curtis Island.
- (iii) To provide for infrastructure that may or may not be associated with activities within the GSDA.
- (iv) To provide primarily for gas transportation infrastructure but with capacity for road, rail, and other infrastructure services compatible with the gas transportation infrastructure.
- (v) To develop the Materials Transportation and Services Corridor Precinct in a manner that efficiently uses the land in the corridor.
- (vi) To recognise the requirements of existing users' infrastructure in considering the appropriateness of future infrastructure.
- (vii) To encourage and promote infrastructure having regard to the cultural heritage values of the Materials Transportation and Services Corridor Precinct.

### Curtis Island Corridor Sub-Precinct

- (i) To establish the priority in the Materials Transportation and Services Corridor Precinct for gas transportation infrastructure and other compatible infrastructure services over alternate land uses.
- (ii) To provide an efficient and effective route for infrastructure services to link Hamilton Point on Curtis Island to Laird Point to provide a link to mainland GSDA.
- (iii) To provide for infrastructure that may or may not be associated with activities within the GSDA.
- (iv) To provide primarily for gas transportation infrastructure but with capacity for road, rail, and other infrastructure services compatible with the gas transportation infrastructure.
- (v) To develop the Materials Transportation and Services Corridor Precinct in a manner that efficiently uses the land in the corridor.
- (vi) To recognise the requirements of existing users' infrastructure in considering the appropriateness of future infrastructure.



- (vii) To encourage and promote infrastructure having regard to the cultural heritage values of the Materials Transportation and Services Corridor Precinct.
- (d) Corridor Buffer Area Precinct:
  - (i) To recognise that activity in the Materials Transportation and Services Corridor Precinct may have adverse impacts and that there should be a physical separation between these activities and areas where sensitive land uses may occur.
  - (ii) To ensure activity on land adjoining the Materials Transportation and Services Corridor Precinct is compatible with the long term operation of the Materials Transportation and Services Corridor Precinct.
  - (iii) To make effective use of the buffer areas consistent with the operation of the Materials Transportation and Services Corridor Precinct.
  - (iv) To provide for infrastructure that may or may not be associated with activities within the GSDA.
  - (v) To strongly discourage sensitive land uses such as dwellings from locating near to the Materials Transportation and Services Corridor Precinct.
  - (vi) To encourage and promote industry having regard to the cultural heritage values of the Corridor Buffer Area.
- (e) Stuart Oil Shale Resource Preservation Area:
  - (i) To recognise the prime areas of the Stuart oil shale resource within the GSDA.
  - (ii) To identify mining as the primary land use within this area.
- (f) Clinton Precinct:
  - (i) To provide for the establishment of port related activities and industries necessary to support major industrial development.
  - (ii) To encourage the establishment of industrial development and other uses that support industrial development in the Clinton Precinct and the GSDA.
  - (iii) To provide for the management of waste from industry.



- (iv) To encourage and promote industry having regard to the cultural heritage values of the Clinton Precinct.
- (g) Targinnie Precinct:
- (i) To encourage the establishment of industrial development that is of national, State or regional significance that requires access to strategic port logistics and maritime facilities.
  - (ii) To encourage the establishment of industrial development and other uses that support industrial activities in the Targinnie Precinct and the GSDA.
  - (iii) To provide for the management of waste from industry.
  - (iv) To provide for transport linkages to other areas of the GSDA and surrounding transport networks.
  - (v) To provide for infrastructure that may or may not be associated with activities within the GSDA.
  - (vi) To provide scope for buffering of industrial activities to sensitive land uses.
  - (vii) To manage and develop the area in an appropriate manner recognising that this precinct may include land uses other than industry.
  - (viii) To have regard to the physical characteristics of the land when considering the location of the industrial development.
  - (ix) To encourage and promote industry having regard to the cultural heritage values of the Targinnie Precinct.
  - (x) To ensure the protection and preservation of the historic cemetery located within the Targinnie Precinct on Lot 95 on DS287.
- (h) Curtis Island Industry Precinct:
- (i) To provide for the establishment of liquefied natural gas (LNG) facilities for processing operations (including liquefaction and storage) of national, state or regional significance that require access to export wharf facilities.
  - (ii) To provide for the establishment of infrastructure associated with LNG facilities including transport linkages to wharf facilities.



- (iii) To have regard to the physical characteristics of the land when considering the location of the industrial development.
  - (iv) To prevent the establishment of uses that may be incompatible with, adversely affect, or constrain existing or future LNG processing operations within the Curtis Island Industry Precinct.
  - (v) To provide for the physical separation of significant industrial and infrastructure activities within the Curtis Island Industry Precinct from the adjoining Curtis Island Environmental Management Precinct.
- (i) Curtis Island Environmental Management Precinct:
- (i) To recognise, protect and maintain areas of ecological significance.
  - (ii) To provide areas for open space where remnant vegetation, wetlands, waterways and areas of ecological significance can remain and where revegetation can occur.
  - (iii) To restrict incompatible land uses from occurring near the Curtis Island Industry Precinct.
- (j) Kangaroo Island Environmental Management Precinct:
- (i) To recognise, protect and maintain areas of ecological significance.
  - (ii) To provide areas for open space where remnant vegetation, wetlands, waterways and areas of ecological significance can remain and where revegetation can occur.

## **7 Policies**

- (1) The Coordinator-General may prepare policies, which are consistent with the objectives and intent of this Development Scheme to assist in the implementation of the Development Scheme.
- (2) The policies prepared for the GSDA must be used by the Coordinator-General and proponents when preparing and assessing applications.

## **8 Land use approval**

- (1) Subject to subsection (3) no person may carry out a material change of use of premises in the GSDA without the approval of the Coordinator-General.



- (2) An application for an approval for a material change of use of premises in the GSDA must be made under part 9 of this Development Scheme.

*Note:* The SPA applies to development, other than a material change of use of premises.

- (3) Notwithstanding section 8(1), this Development Scheme does not apply to the following:
  - (a) a public sector entity carrying out a material change of use of premises on land designated for community infrastructure under the SPA; or
  - (b) development that is assessable development or self-assessable development under the *Sustainable Planning Regulation 2009*, schedule 3.
- (4) For the purposes of section 84(2) and (3) of the SDPWOA, land within the Stuart oil shale resource preservation area may only be used for one or more of the following:
  - (a) mining activities under a mining lease;
  - (b) the intensification or increase in scale of infrastructure.
- (5) Schedules 1 to 10 identify the uses that:
  - (a) are highly likely to meet the intent and objectives of the Development Scheme; or
  - (b) may meet the intent and objectives of the Development Scheme; or
  - (c) are likely to compromise the intent and objectives of the Development Scheme.
- (6) The Coordinator-General must hold for inspection a copy of any approvals given under this development scheme.

## **9 Assessment procedure and process**

### **9.1 Application stage**

- (1) A person may apply to the Coordinator-General to carry out a material change of use of premises in the GSDA.
- (2) An application must:
  - (a) include an accurate description of the land, the subject of the application; and
  - (b) include the name and address of the proponent; and
  - (c) identify the proposed use or uses for which approval is sought; and
  - (d) subject to subsection (4), include the written consent of the owner of the land to the making of the application; and
  - (e) include the application fee prescribed by the Coordinator-General; and
  - (f) be accompanied by:
    - (i) a planning report or
    - (ii) an EIS.



- (3) An application which complies with subsection (2) is a ***properly made application***.
- (4) The consent of the owner of the land is not required to the extent that:
  - (a) the land, the subject of the application, is acquisition land; and
  - (b) the application relates to the purpose for which the land is to be taken or acquired.
- (5) The Coordinator-General must, within 20 business days after receiving a properly made application:
  - (a) decide to:
    - (i) request the proponent provide additional information by a specified date; or
    - (ii) advise the proponent that the proposed use is under consideration for declaration as a significant project under section 26 of the SDPWOA; or
    - (iii) advise the proponent that the proposed use has been declared a significant project under section 26 of the SDPWOA; or
    - (iv) request that the proponent provide an EIS by a specified date and advise of the terms of reference for the EIS, if any; or
    - (v) process the application without requiring any further information; and
  - (b) give the proponent written notice of the decision under paragraph (a).
- (6) If subsection 5(a)(ii) or (iii) applies and the proposed use is not declared a significant project, or is declared a significant project for which an EIS is not required, the Coordinator-General must, within 10 business days of making a decision under section 26 of the SDPWOA:
  - (a) decide to:
    - (i) request that the proponent provide additional information by a specified date; or
    - (ii) request that the proponent provide an EIS by a specified date and advise of the terms of reference for the EIS, if any; or
    - (iii) process the application without requiring any further information; and
  - (b) give the proponent written notice of the decision under paragraph (a).
- (7) If the proposed use is declared a significant project for which an EIS is required, the assessment process for an application under this Development Scheme stops until the Coordinator-General gives a report under section 35(3) of the SDPWOA and re-starts from subsection (5).
- (8) If the proponent receives a request under subsection (5)(a)(i) or (6)(a)(i) the proponent must, by the date specified in the notice, give the Coordinator-General:
  - (a) all the information requested; or
  - (b) part of the information requested together with a written notice asking the Coordinator-General to proceed with the assessment of the application; or



- (c) a written notice stating the information requested will not be provided and asking the Coordinator-General to proceed with the assessment of the application.
- (9) If the proponent receives a request under subsection (5)(a)(iv) or (6)(a)(ii), the proponent must give the Coordinator-General an EIS by the date specified in the notice.
- (10) If subsection (8) or (9) applies, the application lapses if the proponent does not respond within the time specified in the notice under subsection 5(b) or 6(b).
- (11) The Coordinator-General may decide that sections 9.2, 9.3 or 9.4 do not apply in whole or in part to an application:
  - (a) if the proponent has prepared an EIS and a report evaluating the EIS has been prepared by the Coordinator-General under section 35 of the SDPWOA; or
  - (b) accompanied by documentation providing sufficient information for the Coordinator-General to be satisfied no further information is needed to assess the application; or
  - (c) that has already been referred to any referral agencies for comment and the Coordinator-General is satisfied the referral is equivalent to the requirements of sections 9.2; or
  - (d) for which public consultation has been carried out and the Coordinator-General is satisfied the consultation is equivalent to the requirements of section 9.3.
- (12) If the Coordinator-General decides under subsection (11) that sections 9.2, 9.3 or 9.4 do not apply, the Coordinator-General must give written notice of the decision to:
  - (a) the proponent; and
  - (b) any referral agencies.

## **9.2 Referral stage**

- (1) The Coordinator-General:
  - (a) must give a copy of the application to any referral agencies within 10 business days after the later of the following:
    - (i) the receipt of a properly made application for which further information or an EIS is not required under section 9.1(5); or
    - (ii) the receipt of a proponent's response under section 9.1(8) or (9); or
    - (iii) for an application to which section 9.1(7) applies – the Coordinator-General gives a copy of the report to the proponent under section 35(5)(a) of the SDPWOA; and
  - (b) must give written notice to the proponent of compliance with paragraph (a).
- (2) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (1) by not more than 10 business days.



- (3) The Coordinator-General may, within 20 business days after complying with subsection (1) give written notice requesting that the proponent provide additional information to a referral agency.
- (4) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (3) by not more than 20 business days.
- (5) If the proponent receives a request for additional information under subsection (3), the proponent must, within 60 business days from the giving of the request or such longer period as may be agreed by the Coordinator-General, respond by giving the relevant referral agency and the Coordinator-General:
  - (a) all of the information requested; or
  - (b) part of the information requested together with a written notice asking the requesting referral agency to proceed with the assessment of the application; or
  - (c) a written notice stating that the information requested will not be provided and asking the requesting referral agency to proceed with the assessment of the application.
- (6) An application lapses if the proponent does not respond within the time specified under subsection (5).
- (7) A referral agency must:
  - (a) assess the application; and
  - (b) give to the Coordinator-General a written submission (**referral agency submission**) about the application including any recommendations to address the impact of the material change of use.
- (8) The referral agency submission must be given to the Coordinator-General within (**referral agency response period**):
  - (a) if the proponent is not required to give further information to a referral agency under subsection (3) – 40 business days after receiving the application under subsection (1); or
  - (b) if the proponent is required to give further information to a referral agency under subsection (3) – 30 business days after receiving a written response from the proponent under subsection (5).
- (9) If a referral agency does not respond within the referral agency response period, the Coordinator-General may proceed to the next stage of the assessment process as if the agency had assessed the application, and had no requirements.



### 9.3 Public notification stage

- (1) This section applies to an application only if a policy states that the application requires public notification.
- (2) After the end of the referral agency response period, the Coordinator-General must give written notice to the proponent:
  - (a) advising whether or not the application requires public notification; and
  - (b) if public notification is required – stating the period (**submission period**) during which a submission may be made, being not less than 15 business days starting on the day after the last action under subsection (3) is carried out.
- (3) If public notification is required, the proponent must:
  - (a) publish a notice at least once in a newspaper circulating generally in the locality of the GSDA; and
  - (b) place a notice on each road frontage of the land, which remains in place for the whole of the submission period; and
  - (c) give written notice to the owners of all land adjoining the land the subject of the application.
- (4) The proponent must comply with subsection (3) within 30 business days after receiving notice from the Coordinator-General under subsection (2).
- (5) A notice referred to in subsection (3) must state the following:
  - (a) include an accurate description of the land, the subject of the application;
  - (b) a brief description of the proposed development;
  - (c) that the application is available for inspection and purchase from the Coordinator-General;
  - (d) that any person may make a submission in writing to the Coordinator-General;
  - (e) the address for making submissions;
  - (f) details of the submission period;
  - (g) the requirements for a submission.
- (6) If public notification is required, the Coordinator-General must make the application, including the planning report, or EIS, and any supporting material, available for inspection and purchase by the public for the whole of the submission period.
- (7) A person may, on or before the last day of the submission period, make a submission to the Coordinator-General about the application.
- (8) Within five business days after the end of the submission period, the proponent must provide the Coordinator-General with a statutory declaration which establishes that the proponent has complied with subsections (3), (4) and (5) and states the last date of the submission period.



#### 9.4 Review stage

- (1) The Coordinator-General may appoint a qualified person (**reviewer**) to review a submission or a referral agency submission.
- (2) The reviewer must be appointed within 15 business days after the last of the following actions:
  - (a) the proponent giving the Coordinator-General a statutory declaration under section 9.3(8); or
  - (b) the receipt of the referral agency submission for which a reviewer is to be appointed.
- (3) The reviewer must review the submission or referral agency submission having regard to matters including, but not limited to, the following:
  - (a) the application, including the planning report or EIS;
  - (b) all submissions or referral agency submissions referred to the reviewer;
  - (c) the supporting material;
  - (d) this Development Scheme;
  - (e) any relevant policies under section 7.
- (4) The reviewer may invite the person who made the submission or the referral agency to attend a hearing conducted by the reviewer.
- (5) The hearing must occur within 15 business days of the reviewer receiving the submission or referral agency submission.
- (6) The reviewer must give the Coordinator-General a report on the submission or referral agency submission within:
  - (a) 15 business days after the date of completing the hearing; or
  - (b) 25 business days after receiving the submission or referral agency submission, where no hearing was conducted by the reviewer.
- (7) The Coordinator-General may, if requested in writing by the reviewer, extend the period mentioned in subsection (6) by not more than 20 business days.
- (8) The report must:
  - (a) advise of the merits of the submission; and
  - (b) identify what the implications of the submission are for the application; and
  - (c) identify any means of overcoming the issues raised in the submission; and
  - (d) make recommendations about the issues raised in the submission and how those issues should be responded to.
- (9) If the reviewer does not respond within the time specified in subsection (6), the Coordinator-General may proceed to the next stage of the assessment process as if the Coordinator-General had not appointed a reviewer under subsection (1).



## 9.5 Decision stage

- (1) The Coordinator-General must decide an application within 30 business days of the last of the following to occur (**decision-making period**):
  - (a) receiving the properly made application; or
  - (b) receiving a report of a reviewer; or
  - (c) the proponent giving the Coordinator-General a statutory declaration under section 9.3(8); or
  - (d) the receipt of a referral agency submission; or
  - (e) public notification of a report prepared by the Coordinator-General evaluating an EIS for a proposed use declared a significant project under section 35(5)(a) of the SDPWOA.
- (2) The Coordinator-General may, by written notice given to the proponent and without the proponent's agreement, extend the decision making period by not more than 45 business days.
- (3) The Coordinator-General must assess the application having regard to the following:
  - (a) the application, including the planning report or the EIS;
  - (b) any Coordinator-General's report evaluating the EIS for a significant project prepared under section 35(3) of the SDPWOA;
  - (c) any supporting material;
  - (d) any referral agency submissions;
  - (e) any submissions received about the application;
  - (f) the report of the reviewer;
  - (g) this Development Scheme;
  - (h) any relevant policies under Section 7;
  - (i) any other matter the Coordinator-General considers to be relevant.
- (4) In deciding the application, the Coordinator-General may:
  - (a) approve the application; or
  - (b) approve the application subject to conditions; or
  - (c) refuse the application.
- (5) Without limiting subsection (4)(b), a condition imposed on an approval may:
  - (a) place a limit on how long a lawful use may continue or works may remain in place; or
  - (b) require any necessary restoration of the premises or decommissioning of works; or
  - (c) relate to infrastructure, including imposing requirements for infrastructure such as payment of monetary contributions towards the cost of supplying infrastructure, or requiring entry into an infrastructure agreement; or
  - (d) give effect to the intent and objectives of this Development Scheme, including policies made under this Development Scheme.



- (6) The Coordinator-General must give written notice of the decision (**decision notice**) to:
  - (a) the proponent; and
  - (b) any referral agencies; and
  - (c) any person who made a submission about the application.
- (7) The decision notice must be given within 10 business days after the day the decision is made under subsection (4) and must include the following:
  - (a) whether the application is approved, approved subject to conditions or refused; and
  - (b) if the application is approved subject to conditions, the conditions.

### **9.6 Term of approval**

- (1) If an application is approved under section 9.5 or an approval is given under section 11, the approval takes effect from the time notice of the decision is given.
- (2) An approval under section 9.5 lapses at the end of the currency period for the approval unless:
  - (a) if the use is, under this Development Scheme, a material change of use – the change of use happens before the end of the currency period; or
  - (b) otherwise – the change of use substantially starts before the end of the currency period.
- (3) The person having the benefit of the approval may, before the approval lapses, request in writing that the Coordinator-General extend the approval period (**extension request**).
- (4) An extension request must:
  - (a) if the person making the request is not the owner of the land the subject of the approval, include:
    - (i) if the approval is for local infrastructure or infrastructure facilities – the consent of the entity in whose favour any easement has been given; or
    - (ii) in any other case – the consent of the owner of the land; and
  - (b) include the reason for the request; and
  - (c) be made before the end of the currency period.
- (5) The Coordinator-General must consult with any referral agencies for the application to which the approval relates about the extension request before deciding the request.
- (6) The Coordinator-General must make a decision on the extension request within 30 business days after receiving the request.
- (7) The Coordinator-General may either approve or refuse the extension request.



- (8) If the extension request is approved, the currency period may be extended for a period specified by the Coordinator-General.
- (9) The Coordinator-General must, within 10 business days of deciding the request, give written notice of the decision to the person who made the request and any referral agencies for the application to which the approval relates.

## 10 Minor change to an application

- (1) Before an application is decided, the proponent may change the application by giving the Coordinator-General written notice of the change.
- (2) When the Coordinator-General receives notice of the change, the Coordinator-General must give a copy of the notice to any referral agencies for the original application.
- (3) If the Coordinator-General is satisfied that the change is a minor change, the process in section 9 continues.
- (4) If the Coordinator-General is satisfied that the change is not a minor change, the process in section 9 recommences from section 9.1(6).

## 11 Minor change of the approval

- (1) The proponent may at any time request in writing that the Coordinator-General approve a change to an approval, including a change to a condition of the approval (**change request**).
- (2) If the person making the change request is not the owner of the land the subject of the approval, the request must include the consent of the owner of the land.
- (3) Despite subsection (2), the consent of the owner of the land is not required to the extent that:
  - (a) the land, the subject of the approval, is acquisition land; and
  - (b) the approval and the change request relate to the purpose for which the land is to be taken or acquired.
- (4) The Coordinator-General may approve the change request only if the change is, in the opinion of the Coordinator-General, a minor change to the approval.
- (5) The Coordinator-General must decide whether to approve or refuse the request, and must give written notice of the decision to the proponent and any referral agencies for the application to which the approval relates.



## 12 References to Development Scheme

- (1) For the purposes of sections 9.5(3)(g) and 14(4)(b), a reference to the Development Scheme is a reference to the Development Scheme in effect at the time the application or previous approval application was made.
- (2) In assessing an application or previous approval application, the Coordinator-General may give the weight the Coordinator-General is satisfied is appropriate to a Development Scheme or an amendment to the Development Scheme that came into effect after the application was made.

## 13 Existing use rights

Pursuant to section 85 of the SDPWOA, if immediately before the Development Scheme applied to land, a person was lawfully using the land and the person continues the use after the Development Scheme applied to the land, the use may continue.

## 14 Approval of an authorised, alternative lawful or approved use

- (1) Under the SDPWOA, an owner of an interest in land may make a written application (***previous approval application***) to the Coordinator-General to approve a material change of use under a previous approval if:
  - (a) the previous approval was in effect immediately before the Development Scheme started applying to the land; and
  - (b) after the Development Scheme started applying to the land, the material change of use under the previous approval would have been an offence under section 84 of the SDPWOA.
- (2) A previous approval application must:
  - (a) include an accurate description of the land, the subject of the application; and
  - (b) identify the proposed use or uses for which approval is sought; and
  - (c) include a copy of any previous approval issued in relation to the use.
- (3) The Coordinator-General must decide the previous approval application within 20 business days of receiving the application.
- (4) When assessing the previous approval application, the Coordinator-General must have regard to the following:
  - (a) the previous approval application;
  - (b) the Development Scheme;
  - (c) any relevant policies under Section 7;
  - (d) the previous approval.



- (5) The Coordinator-General may, by written notice given to the person making the application under subsection (1) and without that person's agreement, extend the period mentioned in subsection (3) by not more than 20 business days.
- (6) In deciding the application, the Coordinator-General may:
  - (a) approve the application consistent with the previous approval; or
  - (b) approve the application subject to conditions after having consulted with any relevant referral agencies; or
  - (c) refuse the application.
- (7) The Coordinator-General must, within 10 business days of deciding the application, give written notice of the decision to:
  - (a) the person who made the application; and
  - (b) any referral agencies.

## 15 Claim for Compensation

An owner of an interest in land is entitled to be paid reasonable compensation by the Coordinator-General in accordance with section 87 of the SDPWOA and in accordance with the *Acquisition of Land Act 1967*, part 4.

## 16 Compliance with the Development Scheme

- (1) If the Coordinator-General finds that a procedural requirement of this Development Scheme has not been complied with, or fully complied with, but is satisfied the non-compliance, or partial compliance, has not substantially restricted the opportunity for a person to exercise the rights conferred on the person by the Development Scheme, the Coordinator-General may deal with the matter in the way the Coordinator-General considers appropriate.
- (2) Subject to section 12, if this Development Scheme is amended or replaced, applications or requests made, but not decided, before an amendment or new Development Scheme takes effect, will continue to be assessed and decided under the Development Scheme in force at the time the application or request was made.

## 17 Approval attaches to land

- (1) An approval given under sections 9.5(6) or 14(7) attaches to the land, the subject of the application, 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 as reconfigured).



## **18 Decision**

There is no appeal against any decision of the Coordinator-General made under this development scheme.



Consistent Use Tables – refer to this Development Scheme Section 9)

### Schedule 1 – Aldoga Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
<b>Use designation</b>	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Aldoga Precinct	bulk stores heavy industry high impact industry infrastructure facility liquid fuel depot local infrastructure materials transport infrastructure medium industry recycling industry waste management	agriculture agricultural building caretaker's residence commercial premises crushing plant extractive industry forestry light industry rural industry service industry service station warehouse	All other uses not specified in Column 2a or 2b.

### Schedule 2 – Yarwun Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
<b>Use designation</b>	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Yarwun Precinct	bulk stores heavy industry high impact industry infrastructure facility liquid fuel depot local infrastructure materials transport infrastructure medium industry recycling industry waste management	agriculture agricultural building caretaker's residence commercial premises crushing plant extractive Industry forestry light industry rural industry service industry service station warehouse	All other uses not specified in Column 2a or 2b.



## Schedule 3 – Materials Transportation and Services Corridor Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
<b>Use designation</b>	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Boat Creek Corridor Sub-Precinct	gas transportation infrastructure infrastructure facility local infrastructure materials transport infrastructure	agriculture	All other uses not specified in Column 2a or 2b.
Western Corridor Sub-Precinct	gas transportation infrastructure infrastructure facility local infrastructure materials transport infrastructure	agriculture	All other uses not specified in Column 2a or 2b.
Northern Infrastructure Corridor Sub-Precinct	gas transportation infrastructure	agriculture infrastructure facility local infrastructure materials transport infrastructure	All other uses not specified in Column 2a or 2b.
Curtis Island Corridor Sub-Precinct	gas transportation infrastructure	infrastructure facility local infrastructure materials transport infrastructure	All other uses not specified in Column 2a or 2b.



## Schedule 4 – Corridor Buffer Area

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
Use designation	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Corridor Buffer Area	agriculture	infrastructure facility materials transport infrastructure	All other uses not specified in Column 2a or 2b.

## Schedule 5 – Clinton Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
Use designation	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Clinton Precinct	bulk stores heavy industry high impact industry infrastructure facility liquid fuel depot local infrastructure materials transport infrastructure medium industry recycling industry waste management	agriculture agricultural building caretaker's residence commercial premises crushing plant extractive industry forestry light industry rural industry service industry service station warehouse	All other uses not specified in Column 2a or 2b.



## Schedule 6 – Targinnie Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
Use designation	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Targinnie Precinct	bulk stores heavy industry high impact industry infrastructure facility liquid fuel depot local infrastructure materials transport infrastructure medium industry recycling industry waste management	agriculture agricultural building caretaker's residence commercial premises crushing plant extractive industry forestry light industry rural industry service industry service station warehouse	All other uses not specified in Column 2a or 2b.

## Schedule 7 – Curtis Island Industry Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
Use designation	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Industry Precinct	gas transportation infrastructure high impact industry limited to natural gas (liquefaction and storage) infrastructure facility local infrastructure materials transport infrastructure	extractive industry	All other uses not specified in Column 2a or 2b.



## Schedule 8 – Curtis Island Environmental Management Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Curtis Island Environmental Management Precinct	Nil	Nil	All other uses not specified in Column 2a or 2b.

## Schedule 9 – Kangaroo Island Environmental Management Precinct

Column 1	Column 2		
	Material change of use		
	Column 2a	Column 2b	Column 2c
	Uses that are considered <b>highly likely to meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>may meet</b> the Objectives of the Gladstone State Development Area	Uses that are considered <b>likely to compromise</b> the Objectives of the Gladstone State Development Area
Kangaroo Island Environmental Management Precinct	Nil	Nil	All other uses not specified in Column 2a or 2b.



## Schedule 10 – Previous Approvals

Column 1 Previous Approval	Column 2 Use	Column 3 Conditions
Calliope Shire Council Permit number 360	Extractive Industry (hard rock) and associated facilities.	The conditions specified in permit number 360.
Calliope Shire Council development application 00/109	Commercial premises being temporary professional engineering office and site office (as specified in the documents referenced in section 1 of the approval schedule and the approved plans)	The following conditions specified in the approval schedule: Section 3.1 – condition 1 and 2
Calliope Shire Council development application 99/0471	Comalco Alumina Project (as specified in the documents referenced in section 1 of the approval schedule and the approved plans) comprising: <ul style="list-style-type: none"> <li>• An Alumina Refinery with an initial production capacity of approximately 1 million tonnes of alumina per annum with the potential to expand to approximately 4 million tonnes. Energy sources to be either coal seam methane and coal or gas alone.</li> <li>• A cogeneration facility</li> <li>• Alumina project infrastructure</li> <li>• Residue storage</li> <li>• Related purposes (for the alumina refinery, cogeneration facility, alumina project infrastructure and residue storage).</li> </ul>	The following conditions specified in the approval schedule: Section 3.1 - Conditions 1-38 Section 3.2 - Conditions A1-A2 Conditions B1-B3 Conditions C1-C6 Condition D1 Conditions E1-E2 Conditions F1-F2
Environmental Protection Agency Development Permit CG0004DA	Extracting rock and other material (100,000t or more per year) for premises described as Lots 7 and 8 on SP111748 County of Clinton Parish of Calliope	The conditions specified in Development Permit CG0004DA