



# Development Scheme for the Gladstone State Development Area

July 2008





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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 has been prepared pursuant to section 79 of the *State Development and Public Works Organisation Act 1971* (the Act) and shall come into operation on a date appointed by the Governor in Council by Proclamation published in the Gazette.

### 2 Explanatory Definitions

- (a) In this Development Scheme:-

“alternative lawful use” for land, means a lawful use for which the land could be used without approval prior to the Development Scheme taking effect in respect of the land.

“application” means an application for a material change of use of premises under section 9.1(1) of this Development Scheme.

“approved use”, for land, means a use of land approved under section 84(4) of the Act.

“authorised use” for land, means a use of land approved under a development approval, or an instrument taken to be a development approval under the *Integrated Planning Act 1997*.

“Coordinator-General” means the corporation sole constituted under section 8A of the *State Development and Public Works Organisation Act 1938*, and preserved, continued in existence and constituted under section 8 of the Act.

“currency period” for the approval, means the latest of the following periods to end—

- (a) the period that ends 4 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.

“Development Scheme” means the Development Scheme for the Gladstone State Development Area.

“Environmental Impact Statement” means a statement:

- a) prepared under Division 3 of Part 4 of the Act;
- b) required by the Coordinator-General under section 9.1(3)(a)(iv) of this Development Scheme; or
- c) which accompanies an application under section 9.1(2)(e)(ii) of this Development Scheme.

A statement referred to in paragraphs (b) and (c) must –

- (i) describe the proposed use or uses in sufficient detail to establish its likely environmental effects;
- (ii) identify the likely beneficial and adverse environmental effects of the development;
- (iii) state the ways any adverse environmental effects may be mitigated;
- (iv) use best environmental practice methods and technologies to minimise environmental impacts; and
- (v) consider best practice management techniques to minimise solid and liquid waste through processing technology, storage techniques and the use of industrial synergies for re-use or disposal.

“Environmental value” has the meaning given by the *Environmental Protection Act 1994*.

“Gladstone State Development Area” means that part of the Gladstone and Calliope area declared a State Development Area by the *State Development and Public Works Organisation (Gladstone State Development Area) Regulation 1998* and any subsequent regulation.

“infrastructure” means those facilities, services and utilities that, in the opinion of the Coordinator-General, are required by or associated with development of the Gladstone State Development Area. This infrastructure may include local infrastructure.

“material change of use” means:

- (a) the start of a new use of the premises; or
- (b) the re-establishment on the premises of a use that has been abandoned; or
- (c) a material increase in the intensity or scale of the use of the premises; or
- (d) the meaning given by the *Integrated Planning Act 1997* or by any other Act for the purpose of the *Integrated Planning Act 1997* except the definition in the *Integrated Planning Act 1997* for administering the Integrated Development Assessment System under the *Environmental Protection Act 1994* for environmentally relevant activities,

but does not include a material change of use of premises for an environmentally relevant activity referred to in part 1, table 2, item 1 of schedule 8 to the *Integrated Planning Act 1997*, a mobile or temporary environmentally relevant activity referred to in part 1, table 5, item 3 of schedule 8 to the *Integrated Planning Act 1997* or an environmentally relevant activity referred to in part 2, table 5, item 1 of schedule 8 to the *Integrated Planning Act 1997*.

“materials transportation” means any method of moving raw, processed or manufactured materials such as water, slurry, sewage and gas within the Gladstone State Development Area.

“mining lease” has the meaning given by the *Mineral Resources Act 1989*.

“minor change” to an approval of an application means a change to the approval of the Coordinator-General under this Development Scheme that would not, if the application was remade including the change:

- (a) be inconsistent with a recommendation made by a referral agency in a referral agency submission, unless agreed by the referral agency; and
- (b) require public notification because, in the opinion of the Coordinator-General, it is not likely to cause a person to make a submission objecting to the proposal; and
- (c) materially change the use of the premises for which approval has been granted.

“planning report” means a document containing:

- (a) an accurate description of the land, the subject of the application; and
- (b) the proposed use of the land, the subject of the application; and
- (c) an assessment of the application's consistency with the objectives of the Gladstone State Development Area; and
- (d) a description and assessment of the impacts of the proposal; and
- (e) a plan to manage any adverse impacts.

“Policies” means the Policies prepared in accordance with this Development Scheme.

“premises” means:

- (a) a building; or
- (b) land (whether or not a building is situated on the land).

“previous approval” means an:

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

“proponent” means a person who makes an application under section 9.1 of this Development Scheme.

“referral agency” for an application means:

- (a) an agency that would have been an advice agency or concurrence agency if the application had been one for a development approval under the *Integrated Planning Act 1997*; and
- (b) Gladstone Regional Council; and
- (c) where applicable, any other agency nominated by the Coordinator-General,

unless the Coordinator-General decides under section 9.1(7) of this Development Scheme that section 9.2 of this Development Scheme does not apply to the application.

“referral agency submission” means a submission prepared by a referral agency under section 9.2(4) of this Development Scheme.

“reviewer” is the person appointed by the Coordinator-General under section 9.4(1) of this Development Scheme.

“significant project” has the meaning given by the Act.

“supporting material” means the additional information provided by the proponent in response to a request by the Coordinator-General under section 9.1(3) and (4) and a referral agency under section 9.2(2) of this Development Scheme.

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

“use”, of premises, includes any ancillary use of the premises.

- (b) In this Development Scheme the uses specified in Schedules 1 to 9 have the following meanings:

“Agriculture” - Premises used or intended for use for the purpose of growing crops, fruit, vegetables and the like; the term includes horticulture, silviculture and the propagation, growing, potting and distribution of plants to retailers, and the importing of parent stock, cuttings and seedlings and the like associated therewith, the term does not include retail sales of agricultural produce.

“Agricultural building” - Premises used in association with agricultural use for the storage and maintenance of equipment, fertilisers etc. and/or for the husbandry of animals and/or the packing and storage of agricultural production.

“Bulk store” - Premises used or intended for use for the bulk storage of goods, where the goods stored or to be 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; the term does not include a warehouse or wholesale/retail market as herein defined.

“Caretaker’s residence” - Not more than one dwelling unit used for caretaker purposes only, in connection with an industry or other use conducted on the same parcel of land. The term includes any dwelling unit provided for a person engaged in a use lawfully established on the land.

“Commercial premises” - Premises used or intended for use as a business office, or a professional office or for other business or commercial purposes not otherwise herein defined.

“Crushing plant” - Premises used for the crushing of stone, rock, gravel, minerals or similar substances, where such substances are imported to the site; the term includes the storage and treatment of such substances, but does not include the extraction of such substances or extractive industry as herein defined.

“Extractive industry” - 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 and including, when carried out on the land from which any such substances are extracted, or on land adjacent thereto, the storage and treatment of such substances, including crushing and screening, washing, blending or similar treatment, or the manufacture of products from such substances. The term includes quarrying or dredging but does not include removal of materials authorised by section 32 (13) of the Act, nor a mine within the meaning of the *Mineral Resources Act 1989* or Regulations made pursuant; thereto.

“Forestry” - Premises intended for use for the planting, growing or harvesting of trees as a commercial venture, or any land use undertaken by the Conservator of Forests or his agents on State Forests and Timber Reserves vested in the Conservator of Forests under the *Forestry Act 1959-1987*.

“Heavy industry” - Any industry, included in Appendix I hereto, and such other industry not included, but determined by Council as being of a like nature, which:-

- (1) may, 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 in which the industry is carried on; and
- (2) may, in the opinion of the Coordinator-General, by reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on, which causes congestion or danger to users of such roads, or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on; but
- (3) does not, in the opinion of the Coordinator-General, cause smoke, fumes or hazards likely to cause undue disturbance or annoyance to persons, or affect property not connected with the industry; and
- (4) is included under the definition of Medium industry, but does not comply with the requirements of that definition.

## APPENDIX I

Aluminium smelters  
Animal by-products manufacturing (non-high impact industry)  
Asphalt works  
Bitumen works  
Breweries  
Brick works  
Chaff milling  
Chemical works (non-high impact industry)  
Engineering works (heavy)  
Fibrous cement works  
Flour mills  
Foundries (ferrous and non-ferrous)  
Mineral separating (non-high impact industry)  
Paper mills  
Power stations  
Sand and metal screening plants.

“High impact industry” - Premises used or intended for use for the purpose of conducting any industry which, by reasons 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, and including, but not limited to, those industries included in Appendix IV hereto:-

## APPENDIX IV

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) a dam, 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” - Any industry included in Appendix II hereto, and such other industry not included, but determined by Council as being of a like nature, which –

- (1) 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 in which the industry is carried on; and
- (2) does not, in the opinion of the Coordinator-General, by reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on, which causes congestion or danger to users of such roads, or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on; and
- (3) does not, in the opinion of the Coordinator-General, cause smoke, times or hazards likely to cause undue disturbance or annoyance to persons, or affect property not connected with the industry; and
- (4) is situated on land not exceeding one (1) hectare in area, and is carried on in a building whether on one or more floors, or in one or more buildings, and which in such building or buildings there is a floor area not exceeding 1000 m<sup>2</sup>; and
- (5) does not have more than ten (10) persons engaged therein.

## APPENDIX II

Aerated water manufacturing  
Aluminium working  
Animal food manufacturing  
Boat builders and repairers  
Builders' workshop and yards  
Bus depot with workshops  
Cabinet making  
Canvas goods manufacturing  
Carrier's depots

Contractor's 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" - Premises used or intended to be used for the storage and distribution of flammable or combustible liquids, where such premises are required to be licensed in accordance with the *Dangerous Goods Safety Management Regulation 2001*; the term does not include a service station as herein defined.

"local infrastructure" means the use of premises for:

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

"Materials transport infrastructure" means infrastructure used to transport materials and 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 but does not include a road, railway or port.

"Medium industry" - Any industry included in Appendix III hereto, and such other industry not included, but determined by the Coordinator-General as being of a like nature, which:

- (1) 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 in which the industry is carried on; and

- (2) does not, in the opinion of the Coordinator-General, by reason of the carriage of goods or materials used or produced thereby, create traffic upon public roads in the locality in which the industry is carried on, which causes congestion or danger to users of such roads, or requires roads of a higher standard of construction than those required for the normal development of the locality in which the industry is carried on; and
- (3) does not, in the opinion of the Coordinator-General, cause smoke, fumes or hazards likely to cause undue disturbance or annoyance to persons, or affect property not connected with the industry; and
- (4) is included under the definition of Light industry but does not comply with the requirements of that definition;

### APPENDIX III

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” - Premises used or intended for use for the collection, storage, abandonment, or resale of scrap demolition materials or goods, or use for the collection, dismantling, storage, salvaging or abandonment of automobiles or other vehicles or machinery for the resale of parts thereof.

“Rural industry” - Premises used or intended for use for the purpose of any industry, [not being a high impact industry], handling, treating, processing, or packing primary products produced on the land on which it is situated; the term includes a turf farm, servicing of plant or equipment used for agricultural, rural industry or forestry purposes.

“Service industry” - Premises used or intended for use for any activity which is included in but not limited to Appendix V hereto, and which –

- (1) together with any similar or associated use on the same parcel of land owned by any company, person, firm or undertaking associated with the person conducting the activity, is situated on land of not more than 2000 m<sup>2</sup> in area.
- (2) is carried on in a building or other structure of not more than 250 m<sup>2</sup> floor area whether on one or more floors;
- (3) does not injuriously or detrimentally affect the amenity of the adjoining uses or of the locality by the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, waste water, refuse, waste products, heavy traffic generation or otherwise howsoever; and
- (4) 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 in which the activity is carried on. The term includes, but is not limited to, the industries listed in Appendix V below:-

#### APPENDIX V

Auction mart  
Boot and shoe repairing  
Bread, cake and pastry manufacturing  
Car hiring  
Cleaning contractors 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 exterminators' office  
Photographic studio  
Printery  
Radio repairs servicing establishment  
Sign writers establishment  
Tailors workshop  
Taxi cab depot  
Television repair servicing establishment  
Upholstery repairing  
Watchmaker's establishment.

“Service station” - Premises used or intended for use 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. The term includes the ancillary sale of automotive and convenience products, the carrying out of minor vehicle servicing, repairs or cleaning. The term also includes the hiring of trailers, utility trucks or utility vans where the total number of trailers and vehicles does not exceed four (4) and the capacity of each such trailer or vehicle is not more than one (1) tonne.

“Special use” - Premises used or intended for use for:

- (1) Federal Government purposes;
- (2) State Government purposes;
- (3) Local Government purposes;
- (4) Semi-Governmental purposes;
- (5) Cemeteries or crematoria;
- (6) Any other public purpose not specifically included in any other definition contained in this Part.

“Warehouse” - Premises used or intended for use 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 *State Development and Public Works Organisation Act 1971*.
- (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 Gladstone State Development Area.
- (3) In April 1998 the Queensland Government established the Gladstone State Development Area Board to manage the ongoing development and operation of the Gladstone State Development Area. In July 1999 the Gladstone State Development Area 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 Gladstone State Development Area. 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 Gladstone State Development Area. 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 Targinie Precinct was added to the Gladstone State Development Area. Located immediately north of the Material Transportation and Services Corridor the Targinie 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 Gladstone State Development Area. The extension in the Aldoga Precinct provides for future waste management facilities. The extensions in the Yarwun precincts provide for materials transportation and services infrastructure.

- (8) In July 2008, three (3) new precincts were added to the Gladstone State Development Area. 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 to link the Gladstone State Development Areas.

#### **4 Intent of the Development Scheme**

The intent of the Development Scheme is to:

- (a) establish a set of objectives for the orderly development of the Gladstone State Development Area;
- (b) provide guidance and a framework for the orderly development of the Gladstone State Development Area;
- (c) identify a range of land use designations for the Gladstone State Development Area and specify the intended purpose of each designation;
- (d) establish a procedure for determination by the Coordinator-General of the suitability of land uses in the Gladstone State Development Area;
- (e) recognise that the Coordinator-General has primary carriage for the development, operation and management of the Gladstone State Development Area;
- (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 Gladstone State Development Area 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 Gladstone State Development Area.

#### **5 Gladstone State Development Area Objectives**

The objectives of the Gladstone State Development Area are to:

- (a) provide land and plan for industrial development of national, State and regional significance and complementary industrial, infrastructure and service uses (within the Aldoga, Targinie, Yarwun, Clinton and Curtis Island Industry Precincts);
- (b) provide land and plan for a dedicated and efficient means of access for materials, products, wastes and services between the Gladstone State Development Area (Aldoga, Targinie, Yarwun, Clinton, Curtis Island Industry and Restricted Development Precincts) and the Port of Gladstone;
- (c) recognise areas of the Stuart Oil Shale Resource, as a valuable mineral resource, for mining;

- (d) establish a development framework that provides for long term orderly industrial development in the Gladstone region;
- (e) ensure that the integrity and functionality of the Gladstone State Development Area is maintained and protected from incompatible land uses and activities that may adversely affect the continued use of the Area;
- (f) encourage the development of synergies between industries to minimise waste production and promote re-use and recycling of waste;
- (g) encourage and promote industry having regard to the cultural heritage value of the Gladstone State Development Area;
- (h) ensure the physical characteristics of land are considered in determining the suitability and location of development;
- (i) ensure development recognises and protects environmental, cultural heritage and community values;
- (j) ensure the impacts of development on the environment, including cumulative impacts, are minimised to meet the requirements of applicable government policies;
- (k) protect air quality;
- (l) ensure areas of high ecological significance within and adjacent to the Gladstone State Development Area are protected; and
- (m) provide land and plan for adequate areas of open space within the Gladstone State Development Area.

## **6 Purpose of Land Use Designations**

- (1) The Gladstone State Development Area is divided into land use designations. The designations are shown on map GSDA\_001\_056.
- (2) The designations and their purposes are as follows:

- (a) Aldoga Precinct:

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.

To provide for the management of waste from industry.

To manage and develop the area in an appropriate manner recognising that this area may in the future include land uses other than industry.

To provide for infrastructure that may or may not be associated with activities within the Gladstone State Development Area.

To have regard to strategic plans of development and physical characteristics of the land in considering the location of the industrial development.

To recognise and protect a reserve for environmental purposes located on Lot 87 on SP144431 in the southern part of the precinct.

To encourage and promote industry having regard to the cultural heritage values of the Aldoga Precinct.

(b) Yarwun Precinct:

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.

To manage and develop the area in an appropriate manner recognising that this area may include land uses other than industry.

To provide for infrastructure that may or may not be associated with activities within the Gladstone State Development Area.

To provide for the management of waste from industry including recycling.

To have regard to strategic plans of development and physical characteristics of the land in considering the location of the industrial development.

To encourage and promote industry having regard to the cultural heritage values of the Yarwun Precinct.

(c) Materials Transportation and Services Corridor:

To establish the priority in the Materials Transportation and Services Corridor of materials transportation infrastructure and utility and service infrastructure over alternate land uses.

To provide an efficient and effective route for infrastructure and utility services to link the port of Gladstone with Gladstone State Development Area precincts and areas external to the Gladstone State Development Area.

To provide for infrastructure that may or may not be associated with activities within the Gladstone State Development Area.

To provide for multiple users and for multiple purposes in the Materials Transportation and Services Corridor. Appropriate purposes include conveying materials, products and wastes and services by pipe or conveyor and compatible infrastructure services.

To develop the Materials Transportation and Services Corridor in a manner that efficiently uses the land in the corridor.

To recognise the requirements of existing users' infrastructure in considering the appropriateness of future infrastructure.

To encourage and promote industry having regard to the cultural heritage values of the Materials Transportation and Services Corridor Precinct.

(d) Corridor Buffer Area:

To recognise that activity in the Materials Transportation and Services Corridor may have adverse impacts and that there should be a physical separation between these activities and areas where sensitive land uses may occur.

To ensure activity on land adjoining the Materials Transportation and Services Corridor is compatible with the long term operation of the Materials Transportation and Services Corridor.

To make effective use of the buffer areas consistent with the operation of the Materials Transportation and Services Corridor.

To provide for infrastructure that may or may not be associated with activities within the Gladstone State Development Area.

To strongly discourage sensitive land uses such as dwellings from locating near to the Materials Transportation and Services Corridor.

To encourage and promote industry having regard to the cultural heritage values of the Corridor Buffer Area.

(e) Stuart Oil Shale Resource Preservation Area:

To recognise the prime areas of the Stuart Oil Shale Resource within the GSDA.

To identify mining as the primary land use within this area.

(f) Clinton Precinct:

To provide for the establishment of port related activities and industries necessary to support major industrial development.

To encourage the establishment of industrial development and other uses that support industrial development in the Clinton Precinct and the Gladstone State Development Area.

To provide for the management of waste from industry.

To encourage and promote industry having regard to the cultural heritage values of the Clinton Precinct.

(g) Targinie Precinct:

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.

To encourage the establishment of industrial development and other uses that support industrial activities in the Targinie Precinct and the Gladstone State Development Area.

To provide for the management of waste from industry.

To provide for transport linkages to other areas of the Gladstone State Development Area and surrounding transport networks.

To provide for infrastructure that may or may not be associated with activities within the Gladstone State Development Area.

To provide scope for buffering of industrial activities to sensitive land uses.

To manage and develop the area in an appropriate manner recognising that this precinct may include land uses other than industry.

To have regard to strategic plans of development and physical characteristics of the land when considering the location of the industrial development.

To encourage and promote industry having regard to the cultural heritage values of the Targinie Precinct.

To ensure the protection and preservation of the historic cemetery located within the Targinie Precinct on Lot 95 on DS287.

(h) Curtis Island Industry Precinct:

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.

To provide for establishment of infrastructure associated with LNG facilities including transport linkages to wharf facilities.

To have regard to the physical characteristics of the land when considering the location of the industrial development.

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.

To provide for the physical separation of significant industrial and infrastructure activities within the Curtis Island Industry Precinct from the adjoining Environmental Management Precinct.

(i) Restricted Development Precinct:

To prevent the establishment of uses that may be incompatible with, adversely affect, or constrain industry establishing within the Curtis Island Industry or Targinie Precincts.

To provide for the establishment of essential infrastructure facilities and materials transport infrastructure within the Gladstone State Development Area to connect with surrounding transport networks and the Gladstone Port, in a manner which ensures areas of ecological significance are recognised and managed taking into account environmental values.

To provide areas for open space where remnant vegetation, wetlands, waterways and areas of ecological significance can remain and where revegetation can occur.

(j) Environmental Management Precinct:

To recognise, protect and maintain areas of high ecological significance.

To provide areas for open space where remnant vegetation, wetlands, waterways and areas of ecological significance can remain and where revegetation can occur.

To restrict incompatible land uses from establishing near the Industry Precinct.

## **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 Gladstone State Development Area shall be used by the Coordinator-General, Gladstone Economic and Industry Development Board, local government, infrastructure providers and proponents to guide development.

## **8 Land Use Approval**

- (1) An application for material change of use in the Gladstone State Development Area is assessed by the Coordinator-General under the provisions of this Development Scheme. All development under the *Integrated Planning Act 1997* other than a material change of use is assessed under the *Integrated Planning Act 1997*.
- (2) Notwithstanding the provisions of section 8(1), development described in part 1, table 2, item 1 of Schedule 8 to the *Integrated Planning Act 1997*, a mobile or temporary environmentally relevant activity referred to in part 1, table 5, item 3 of Schedule 8 to the *Integrated Planning Act 1997* or an environmentally relevant activity referred to in part 2, table 5, item 1 of Schedule 8 to the *Integrated Planning Act 1997* or any amendment to or re-enactment of those provisions is not assessable under the provisions of this Development Scheme. That development is assessed under the provisions of the *Integrated Planning Act 1997*.
- (3) The Coordinator-General shall have regard to the Intent, Objectives and Purposes of the Land Use Designations and Policies within this Development Scheme in considering the suitability of proposed land uses within the Gladstone State Development Area.
- (4) In considering applications for material change of use under this Development Scheme the Coordinator-General shall consult with all relevant agencies.
- (5) An approval may be subject to conditions. For example, a condition may place a limit on how long a use may continue or works remain in place, or a condition may require any necessary restoration of the premises and decommissioning works.

- (6) Pursuant to section 84(2) and 84(3) of the Act, land within the Stuart Oil Shale Resource Preservation Area may be used:
  - (a) for mining in accordance with a mining lease;
  - (b) for the intensification or increase in scale of infrastructure on land identified or reserved for that use in accordance with the requirements, if any, of a referral agency which has jurisdiction over that use; and
  - (c) for a temporary use ancillary to an approved use within another land use designation in the Gladstone State Development Area.
- (7) In subsection 6(c), "temporary use" does not include any ancillary use of the premises.
- (8) An approval for a temporary use may be subject to conditions. For example, a condition may place a limit on how long a temporary use may continue or works remain in place, or a condition may require any necessary restoration of the premises and decommissioning works.
- (9) Subject to this Development Scheme, no person shall use any premises in any land use designation, except the Stuart Oil Shale Resource Preservation Area land use designation, for a purpose set out in Column 2a, 2b or 2c of the Schedule opposite the name of that land use designation without the approval of the Coordinator-General.

## **9 Assessment Procedure and Process**

### **9.1 Application Stage**

- (1) A person may make application to the Coordinator-General for a material change of use of premises in the Gladstone State Development Area.
- (2) An 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 the written consent of the owner of the land to the making of the application; and
  - (d) include the application fee determined by the Coordinator-General; and
  - (e) be accompanied by -
    - i) a planning report; or
    - ii) an Environmental Impact Statement.

- (3) The Coordinator-General must, within 20 business days after receiving the application:
  - (a) decide to:
    - i) request additional information from the proponent; or
    - ii) advise the proponent that the proponent's proposed use is under consideration for declaration as a significant project pursuant to section 26 of the Act; or
    - iii) advise the proponent that the proponent's proposed use has been declared a significant project pursuant to section 26 of the Act; or
    - iv) require the proponent to provide an Environmental Impact Statement and, if he so requires, advise its terms of reference; or
    - v) process the application without further information; and
  - (b) give the proponent written notification of the decision under subsection (5)(a) and a timeframe for providing any additional information or an Environmental Impact Statement.
- (4) If the proponent is advised under subsection (3)(a)(ii) and the proposed use is not declared a significant project, then the Coordinator-General must within 10 business days of deciding that the proposed use is not to be declared a significant project:
  - (a) decide to:
    - i) request additional information from the proponent; or
    - ii) process the application without further information, and
  - (b) give the proponent written notification of the decision under subsection (4)(a) and a timeframe for providing any additional information.
- (5) If the proponent receives a request under subsection (3)(a)(i) or (4)(a)(i), the proponent must respond by giving the Coordinator-General –
  - (a) all the information requested; or
  - (b) part of the information requested together with a notice asking the Coordinator-General to proceed with the assessment of the application; or
  - (c) a notice stating the information requested will not be provided and asking the Coordinator-General to proceed with the assessment of the application.
- (6) If the proposed use is declared a significant project pursuant to section 26 of the Act or if the Coordinator-General makes a decision under subsection (3)(a)(iv), the proponent is required to provide to the Coordinator-General an Environmental Impact Statement.

- (7) The Coordinator-General may decide that sections 9.2, 9.3 and 9.4 do not apply in whole or in part to an application:
- (a) accompanied by an Environmental Impact Statement for which a report evaluating the Environmental Impact Statement has been prepared; or
  - (b) accompanied by a planning report that is an Impact Assessment Study prepared pursuant to section 26 of the Act and accepted as a final Impact Assessment Study by a responsible authority; or
  - (c) for which the proponent has provided an Environmental Impact Statement and a report evaluating the Environmental Impact Statement has been prepared; or
  - (d) accompanied by documentation providing sufficient information for the Coordinator-General to be satisfied no further information is needed to assess the application; or
  - (e) that has already been subject to some form of referral to stakeholders or public consultation that is deemed to satisfy the requirements of section 9.2, 9.3 or 9.4; or
  - (f) in relation to the Stuart Oil Shale Resource Preservation Area, for a temporary use ancillary to an approved use within another land use designation in the Gladstone State Development Area,

to avoid duplication of referral and public notification processes undertaken in preparing an Environmental Impact Statement or similar documentation.

- (8) In making a decision under section 9.1(7) that section 9.2 does not apply or applies only in part, the Coordinator-General must obtain confirmation from referral agencies that they do not require referral under section 9.2.

## **9.2 Referral Stage**

- (1) The Coordinator-General -
- (a) may nominate additional referral agencies;
  - (b) shall refer the application to the relevant referral agency within 10 business days after the completion of any of the following -
    - (i) the receipt of an application accompanied by a planning report for which further information is not required; or
    - (ii) the receipt of an application accompanied by an Environmental Impact Statement; or
    - (iii) the receipt of additional information from the proponent in response to a request by the Coordinator-General and satisfactory to the Coordinator-General; and
  - (c) shall give written notification to the proponent of the referral of the application to each referral agency.

- (2) The Coordinator-General may, within 20 business days after completing the requirements in subsection (1) and after consultation with each referral agency, by written request ask the proponent to provide additional information which is needed to assess the application.
- (3) If the proponent receives a request for additional information, the proponent must respond to the information request from each referral agency with a written response supplying -
  - (a) all of the information requested; or
  - (b) part of the information requested together with a notice asking the requesting referral agency to proceed with the assessment of the application; or
  - (c) a notice stating that the information requested will not be provided and asking the requesting referral agency to proceed with the assessment of the application.
- (4) If the proponent is not required to give further information to a referral agency, each referral agency must within 30 business days after receiving the application under subsection (1) -
  - (a) assess the application; and
  - (b) give to the Coordinator-General a written submission on the application including any recommendations to address the impact of the material change of use.
- (5) If the proponent is required to give further information to a referral agency, each referral agency must within 30 business days after receiving a written response from the proponent under subsection (3) -
  - (a) assess the application; and
  - (b) give to the Coordinator-General a written submission on the application including any recommendations to address the impact of the material change of use; and
  - (c) give to the Coordinator-General a copy of the proponent's response under subsection (3).
- (6) If a referral agency does not respond within the required time the Coordinator-General may proceed to the next stage of the assessment process as if the agency had assessed the application and given to the Coordinator-General –
  - (a) a written submission on the application; and
  - (b) a copy of the proponent's response under subsection (3).

### **9.3 Public Notification**

- (1) Public notification of an application is required only if the application meets the criteria of public notification in the Policies.
- (2) The Coordinator-General must within 10 business days after receiving a referral agency submission from each referral agency give written notice to the proponent:
  - (a) advising whether or not the application requires public notification; and
  - (b) if public notification is required, the requirements for public notification.
- (3) The public notification period is not less than 15 business days starting on the day after the last action under subsection (4)(a) is carried out.
- (4) The proponent must undertake public notification of an application -
  - (a) in the manner and form specified by the Coordinator-General in the written notice under subsection (2), and may include, but is not limited to-
    - (i) placing a notice on the land, the subject of the application; and
    - (ii) serving a notice on all adjoining land owners; and
    - (iii) publishing a notice in at least one (1) newspaper circulating in the local government area in which the land, the subject of the application, is located, and
  - (b) within 30 business days after receiving notification from the Coordinator-General under subsection (2).
- (5) Any notice referred to in subsection (4)(a) must include notification that any person may make a submission in writing to the Coordinator-General and details of the last date for the receipt of such submission, which is to be a day not less than 15 business days after the date of compliance with subsection (4)(b).
- (6) The notice placed on the land must remain on the land for all of the notification period.
- (7) If public notification is required, the Coordinator-General must make the application, the planning report, Environmental Impact Statement or other similar documentation as the case may be, and the supporting material available for inspection and purchase by the public in both the Gladstone and Brisbane regions.

- (8) A person may, on or before the last day for the receipt of submissions, make a submission to the Coordinator-General in respect of the application-
  - (a) in writing and signed by the person making the submission; and
  - (b) addressed to the Coordinator-General and lodged with the Coordinator-General.
- (9) Within 5 business days after the last date for the receipt of submissions, the proponent is to provide the Coordinator-General with a statutory declaration in a form approved by the Coordinator-General which establishes that the proponent has complied with subsections (3), (4), (5) and (6) and states the last date for the receipt of submissions.

#### **9.4 Review Stage**

- (1) The Coordinator-General may appoint a qualified person or persons to review a submission received in response to the application by any person or a referral agency.
- (2) The reviewer must be appointed within 15 business days after the completion of the last of the following actions-
  - (a) the proponent giving the Coordinator-General a statutory declaration under section 9.3(9); or
  - (b) the receipt of a referral agency submission from each referral agency.
- (3) The reviewer must review each submission having regard to, but not limited to-
  - (a) the application; and
  - (b) the planning report or Environmental Impact Statement or similar documentation; and
  - (c) all submissions referred to the reviewer; and
  - (d) the supporting material; and
  - (e) the Development Scheme; and
  - (f) the Policies.
- (4) The reviewer may invite a submitter to attend a hearing conducted by the reviewer, which hearing shall occur within 15 business days of the reviewer receiving the submission.
- (5) The reviewer must give the Coordinator-General a report on the submission -
  - (a) within 15 business days after the date of completing the hearing; or
  - (b) within 25 business days after receiving the submission, where no hearing was conducted by the reviewer.

- (6) The Coordinator-General may, on request by the reviewer, extend the period for the reviewer to give a report to the Coordinator-General by not more than 15 business days, if in the opinion of the Coordinator-General, the issues contained in the submission are complex or there are a large number of submissions.
- (7) The report of the reviewer must -
  - (a) advise on 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 submission.
- (8) If a reviewer does not respond within the required time the Coordinator-General may proceed to the next stage of the assessment process as if the reviewer had provided a report to the Coordinator-General.

### **9.5 Decision Stage**

- (1) If:
  - (a) an application is accompanied by an Environmental Impact Statement; or
  - (b) the Coordinator-General declares the proposed use to be a significant project,

the Coordinator-General must complete a report evaluating the Environmental Impact Statement within 30 business days after the completion of the last of the following –

  - i) receiving an application satisfactory to the Coordinator-General; or
  - ii) receiving the report of the reviewer; or
  - iii) the proponent giving the Coordinator-General a statutory declaration under section 9.3 (9) of this Development Scheme; or
  - iv) the receipt of a submission from each referral agency under section 9.2(4) or 9.2(5) of this Development Scheme.
- (2) The Coordinator-General must decide the application within thirty (30) business days of completing the report evaluating the Environmental Impact Statement or if the Coordinator-General is not required to complete the report in accordance with section 9.5(1) the Coordinator-General must decide the application within thirty (30) business days of the completion of the last of the following -

- (a) receiving an application satisfactory to the Coordinator-General; or
  - (b) receiving the report of the reviewer; or
  - (c) the proponent giving the Coordinator-General a statutory declaration under section 9.3(9); or
  - (d) the receipt of a submission from each referral agency under section 9.2(4) or 9.2(5); or
- (3) The Coordinator-General may, by written notice given to the proponent extend the decision making period by not more than 45 business days.
- (4) The Coordinator-General must assess the application having regard to, but not limited to -
- (a) the planning report or Environmental Impact Statement and report evaluating the Environmental Impact Statement; and
  - (b) the supporting material; and
  - (c) each referral agency submission; and
  - (d) each submission received in response to the application; and
  - (e) the report of the reviewer; and
  - (f) the Development Scheme; and
  - (g) the Policies.
- (5) In deciding the application, the Coordinator-General may -
- (a) approve the application; or
  - (b) approve the application subject to conditions decided by the Coordinator-General; or
  - (c) refuse the application.
- (6) Within five (5) business days after deciding the application, the Coordinator-General must notify each referral agency of the decision. The Coordinator-General must consult with each referral agency if requested by a referral agency. The referral agency must request and conclude such consultation within five (5) business days of being notified. The Coordinator-General must decide within 10 business days of consulting with the referral agency whether or not to amend the decision.
- (7) The Coordinator-General must give written notice of the decision to -
- (a) the proponent; and
  - (b) each referral agency; and
  - (c) the Calliope Shire Council and the Gladstone City Council; and
  - (d) each person who made a submission in response to the application.
- (8) The decision notice must be given within 10 business days after the day the decision is made under subsection (5) or subsection (6), whichever is later, 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 terms of each condition; and
  - (c) the reasons for the decision.
- (9) There is no appeal against the Coordinator-General's decision under this Development Scheme or any other Act.

### **9.6 Term of Approval**

- (1) If an application is approved under section 9.5 or an approval is given under section 12, the approval takes effect from the time the decision notice is given.
- (2) Pursuant to section 84A(2) of the Act, the approval 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 use substantially starts before the end of the currency period.
- (3) The proponent for the application or in the case of an approval under section 12 the owner, may, before the approval lapses, request that the Coordinator-General extend the approval period. A request must:
- (a) be in writing;
  - (b) if the person requesting the extension is not the owner of the land the subject of the application, include the owner's consent; and
  - (c) include reasons for the request.
- (4) The Coordinator-General must consult with any referral agency for the application about the request made under subsection (3) before making a decision on the request.
- (5) The Coordinator-General may either approve or refuse the request under subsection (3). If the request is approved, the approval period may be extended for a period to be determined by the Coordinator-General. After deciding the request, the Coordinator-General must give notice of the decision to the person who applied for the request under subsection (3) and any referral agency.

## **10 Minor Change of the Approval**

- (1) The proponent may at any time request the Coordinator-General by written notice to approve a change to an approval under this Development Scheme or to any conditions to which the approval is subject.
- (2) If the proponent 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) The Coordinator-General may approve the request only if the change is, in the opinion of the Coordinator-General, a minor change to the approval or any conditions to which the approval is subject.

## **11 Existing Use Rights**

- (1) Pursuant to section 85 of the Act 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.

## **12 Approval of an Authorised, Alternative Lawful or Approved Use**

- (1) Pursuant to the Act, an owner may make application to the Coordinator-General to approve a previous approval that existed immediately before a Development Scheme started applying to the land and after the Development Scheme started applying to the land the previous approval would have been an offence under section 84 of the Act.
- (2) An application must -
  - (a) be made in a form approved by the Coordinator-General; and
  - (b) include an accurate description of the land, the subject of the application; and
  - (c) identify the proposed use or uses for which approval is sought; and
  - (d) include a copy of any previous approval issued in relation to the use.
- (3) The Coordinator-General must decide the application within 20 business days having regard to, but not limited to:
  - (a) the application;
  - (b) the Development Scheme;
  - (c) the Policies.
- (4) 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 decided by the Coordinator-General, and/or amended conditions of the previous approval after having consulted with relevant referral agencies; or
  - (c) refuse the application.
- (5) The Coordinator-General must within 10 business days of deciding the application give written notice of the decision with reasons to -
- (a) the proponent; and
  - (b) each relevant referral agency.
- (6) There is no appeal against the Coordinator-General's decision under this Development Scheme or any other Act.

### Schedule 1 – Aldoga Precinct

Column 1	Column 2		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Aldoga Precinct	Bulk stores Heavy industry High impact industry Infrastructure facility Liquid fuel depot Local infrastructure Materials transport infrastructure Medium industry Recycling industry Special use 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		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Yarwun Precinct	Bulk stores Heavy industry High impact industry Infrastructure facility Liquid fuel depot Local infrastructure Materials transport infrastructure Medium industry Recycling industry Special use 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

Column 1	Column 2		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Materials Transportation and Services Corridor	Infrastructure facility Local Infrastructure Materials transport infrastructure Special use	Agriculture Recycling industry Waste management	All other uses not specified in Column 2a or 2b.

## Schedule 4 – Corridor Buffer Area

Column 1	Column 2		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
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		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Clinton Precinct	Bulk stores Heavy industry High impact industry Infrastructure facility Liquid fuel depot Local infrastructure Materials transport infrastructure Medium industry Recycling industry Special use 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 – Targinie Precinct

Column 1	Column 2		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Targinie Precinct	A. Within 5 years from the declaration of the extension of the GSDA to include the Targinie Precinct.	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.
	B. From January 2008  Bulk stores Heavy industry High impact industry Infrastructure facility Liquid fuel depot Local infrastructure Materials transport infrastructure Medium industry Recycling industry Special use Waste management		

## Schedule 7 – Curtis Island Industry Precinct

Column 1	Column 2		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Industry Precinct	High impact industry limited to natural gas (liquefaction and storage) Infrastructure facility Local infrastructure Materials transport infrastructure	Extractive industry Forestry	All other uses not specified in Column 2a or 2b.

## Schedule 8 – Restricted Development Precinct

Column 1	Column 2		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Restricted Development Precinct	Local infrastructure Materials transport infrastructure Special use	Infrastructure facility	All other uses not specified in Column 2a or 2b.

## Schedule 9 – Environmental Management Precinct

Column 1	Column 2		
	Land use that the Coordinator-General may approve		
	Column 2a	Column 2b	Column 2c
	Uses that are considered highly likely to meet the purpose of the land use designation	Uses that may meet the purpose of the land use designation	Uses that are considered likely to compromise the purpose of the land use designation
Environmental Management Precinct	Nil	Forestry	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