State Development Areas
Responses to landholders frequently asked questions

What is a State Development Area (SDA)?

SDA's are clearly defined areas of land within Queensland that have been established by the state government to promote economic development, build wealth and generate jobs.

SDA's typically take the form of one of the following:

- industrial hubs, for large-scale and large footprint industrial development and associated infrastructure
- multi-user infrastructure corridors, for the colocation of infrastructure such as rail and pipelines
- major public works sites such as the Lady Cilento Children's Hospital.

How are SDAs established?

SDAs are declared under section 77 of the *State Development and Public Works Organisation Act 1971*.

A regulation may declare any part of the State an SDA if the Governor in Council is satisfied the public interest or general welfare of persons resident in any part of the state requires it.

What are the benefits of an SDA?

The benefits of SDAs include:

- attractive industrial development opportunities
- proximity to ports, rail and/or major road networks
  greater development certainty for industry
- efficient processing of development applications, including a coordinated referrals process
- more efficient use of land, most notably through the creation of multi-user infrastructure corridors
- best practice land-use planning and management— ensuring land and infrastructure assets in SDAs are, and remain, attractive to existing occupants and potential investors
- process for compulsorily acquiring land within an SDA if necessary, including on behalf of proponents
- concentration of industrial development in selected areas, thereby minimising or avoiding:
  - environmental impacts
  - loss of amenity
  - infrastructure duplications
  - transport conflicts.

What is the role of the Coordinator-General?

The Coordinator-General is responsible for the planning, establishment and ongoing management of SDAs throughout Queensland.

In an SDA, the Coordinator-General:

- controls land use activities
- implements the development scheme
- assesses and decides all development applications related to the use of the land
- has compulsory acquisition powers.

Does declaration of an SDA change the ownership of the land?

No. However, the Coordinator-General may compulsorily acquire land or easements within an SDA for various purposes, including establishment of industry, essential services or infrastructure corridors.

When can my land be aquired?

Land cannot be acquired until a regulation is made declaring an SDA in accordance with the SDPWO Act.

Following declaration, the coordinator-General can commence an acquisition process if required.

Will my land be acquired?

Although land within an SDA may be resumed, generally not all land in an SDA is acquired. However, following the declaration of an SDA, the Coordinator-General can acquire land with the landowner's agreement (under section 15 of the *Acquisition of Land Act 1967* (ALA)) or without the landowner's agreement.

Land not resumed within an SDA remains the property of the landowner, but use of the land will be subject to the SDA's development scheme, a regulatory document that controls land use and infrastructure planning and development in the area.

If you are concerned about the potential of your property being resumed in the future, you may wish to seek independent advice.

How will I know if my land has been identified for acquisition?

If you are the owner of, or have a legal interest in, land identified for compulsory acquisition, the Coordinator-General will send you a written Notice of intension to resume (NIR). The NIR describes the land required and will include a map or plan of survey showing the location of the land required.

The NIR signals the start of the acquisition process. At this stage, you are still the owner of the land.

If land is compulsorily acquired, the owner of the land is compensated in accordance with the *ALA.*

For further details see the factsheet *Compulsory land acquisition: Frequently asked questions.*

What is a development scheme?

Each SDA is subject to a development scheme, a regulatory document that controls land use and infrastructure planning and development in the area.

Prepared by the Coordinator-General, the development scheme:

- ensures development is well planned, recognising existing industries and avoiding, mitigating or offsetting impacts on the environment, cultural heritage and the community
- provides certainty to developers, local government, state agencies and the wider community about the type and form of development that can occur in the SDA
- sets out the processes and procedures for the assessment of applications that are regulated by the development scheme
- overrides local and state government planning instruments related to the use of the land within the SDA.

When do I need an SDA development approval?

Approval is required from the Coordinator-General for any material change of use (MCU), namely:

- the start of a new use of the premises
- the re-establishment on the premises of a use that has been abandoned

- a material change in the intensity or scale of the premises.

This includes:

- building a dwelling house
- buildings for commercial purposes
- intensification of rural uses, e.g. grazing to cropping

What other development approvals are required?

Development proponents may also lodge other types of development applications or requests within an SDA, namely:

- SDA application for reconfiguring a lot
- SDA application for operational works
- request to change an SDA application
- change application for an SDA approval
- request to state a later currency period
- request to carry out prior affected development
- request for approval of a plan of subdivision.

See the relevant development scheme for what applications are regulated within that SDA.

Are development applications referred to other government agencies?

Applications may be referred to relevant state government agencies and local government/s for comment.

Accordingly, a proposed application may be assessed against other state or local statutory instruments (e.g. legislation, state policies and local planning schemes) as part of the referral process.

Are development applications publicly notified?

Some SDA applications are publicly notified, giving the public an opportunity to make a written submission on the application.

The Public consultation policy provides information on matters the Coordinator-General may consider when determining whether public consultation of an SDA application is required.

How long does the development assessment process take?

The timeframes for each stage of the approvals process is detailed in the development scheme for each SDA.

Timeframes will depend on the type of development application, the complexity of the request and whether the request will be publicly notified and/or referred.

It is a priority of the Coordinator-General to streamline approvals and reduce approval timeframes where possible.

How do I submit a development application request?

The departmental website provides links to online application forms for all types of development applications and requests within SDAs.

Advisory notes are available to assist you with the preparation of the forms.

It is recommended that you contact the SDA Division prior to lodging an application to arrange a pre-lodgement meeting. This provides an opportunity to discuss the proposal, identify any issues that could potentially affect the assessment and ensure applications are properly made when submitted.

Application forms can be submitted via the online form or a printable form may be provided.

Are there fees involved with applications and requests relating to developments in a SDA?

Yes. Fees are set by the *State Development and Public Works Organisation Amendment Regulation 2010*.

For further details and the Schedule of fees see the Guideline to state development area fees.

Prior to lodging an application or request, a proponent may make a written request to the Coordinator-General to waive all or part of a specified fee. This request must provide sufficient grounds for the waiver.

When do I need to contact my local council?

Within a SDA the local council is still responsible for assessment of other types of development such as:

- applications involving subdivision (reconfiguration of a lot), creating new lots, or a change to a boundary when this is not regulated by the development scheme for that SDA
- plumbing and drainage work such as kitchen and bathroom additions and renovations, installing or replacing hot water heaters, toilets, showers and sinks
- development works for building and/or plumbing such as minor renovations, alterations and additions and before erecting retaining walls, carports and swimming pools
- operational works such as vegetation clearing on

freehold land when this is not regulated by the development scheme for that SDA

- building certification for renovations and new structures such as extensions, pools and sheds.

Are SDAs permanent?

No. When a SDA has achieved its objectives, the Coordinator-General has the option of revoking the declaration of the SDA and repealing its development scheme.

This occurred when the Bundamba to Swanbank SDA was revoked May 2013 and its development scheme was repealed.

Responsibility for planning and development within the revoked SDA is handed back to the relevant local council.

Are all SDAs the same?

No. Each SDA has a different purpose, specific to that area and a different development scheme that takes into account the industries that already exist in the SDA as well as the surrounding land uses.

How many SDAs are there?

Currently there are 11 SDAs throughout Queensland.

- Abbot Point
- Bromelton
- Bundaberg
- Cairns South
- Callide Infrastructure Corridor
- Galilee Basin
- Gladstone
- Queensland Children's Hospital
- Stanwell to Gladstone Infrastructure Corridor
- Surat Basin Infrastructure Corridor
- Townsville

State development areas

Cairns

Cairns South SDA

Townsville

Townsville SDA

Bowen

Abbot Point SDA

Mackay

Galilee Basin SDA

Emerald

Rockhampton

Gladstone SDA

Gladstone

Stanwell to Gladstone
Infrastructure Corridor SDA

Callide Infrastructure Corridor SDA

Bundaberg SDA

Bundaberg

Surat Basin Infrastructure Corridor SDA

Maryborough

Roma

Queensland Children's Hospital SDA

Brisbane

Toowoomba

Ipswich

Gold Coast

Bromelton SDA

Burdekin

River

Burdekin
Falls
Dam

Suttor
River

Belyando

Eungella Dam

River

Fitzroy
River

Lake
Maraboon

Lake
Boondooma

Mary
River