

# STATE DEVELOPMENT AREAS



INVESTED IN **QUEENSLAND**



# STATE DEVELOPMENT AREAS

State development areas (SDAs) provide unique industrial development opportunities throughout Queensland.

SDAs provide dedicated land to facilitate economic development such as:

- industrial hubs for development requiring larger footprints, strategically located close to transport networks
- infrastructure corridors for the co-location of infrastructure such as rail lines, water and gas pipelines, and electricity transmission lines
- major development sites, including public works.

Managed by the Queensland Government, SDAs offers project proponents, industry stakeholders and Queensland communities, planning and development certainty and a streamlined development assessment process.

## THE COORDINATOR-GENERAL

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

In an SDA, the Coordinator-General:

- coordinates land use, infrastructure, economic and environmental planning
- implements a development scheme for each SDA
- assesses and decides SDA applications and requests that can be made under the development scheme
- has compulsory land acquisition powers.

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

## DEVELOPMENT SCHEMES

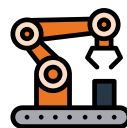
Each SDA is subject to a development scheme that controls planning and development in an SDA. Prepared by the Coordinator-General, the development scheme:



provides guidance to developers, local government, state agencies and the wider community about the type of development that can occur in an SDA



details the development assessment framework and the processes and procedures for the assessment of SDA applications and requests



recognises existing industry needs while catering to future demand



ensures development avoids, mitigates or manages impacts on the environment, cultural heritage and the broader community



prevails over local and state government planning instruments for development that is regulated within the SDA.

# BENEFITS OF SDAs



GREATER DEVELOPMENT CERTAINTY



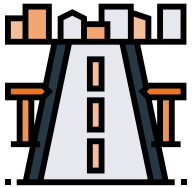
STRATEGIC LOCATIONS – CLOSE TO PORTS, ROAD AND/OR RAIL NETWORK



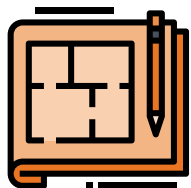
MAXIMISE INDUSTRIAL DEVELOPMENT OPPORTUNITIES



STREAMLINED ASSESSMENT OF DEVELOPMENT APPLICATIONS



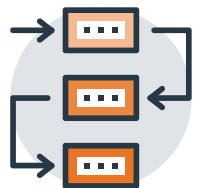
CO-LOCATION OF INDUSTRIES AND INFRASTRUCTURE



BEST PRACTICE LAND USE AND INFRASTRUCTURE PLANNING



PRESERVE LAND FOR FUTURE GROWTH OPPORTUNITIES



DEFINED PROCESS FOR LAND ACQUISITION





## STATE DEVELOPMENT AREAS



Industrial hubs for large-scale and large-footprint industrial development and complementary industrial and infrastructure facilities

| State development area | Area      | Purpose and benefits  |
|------------------------|-----------|---|
| Abbot Point SDA        | 6 885 ha  | <ul style="list-style-type: none"> <li>Easy access to the Port of Abbot Point, national road network and rail services and located a considerable distance from urban areas</li> </ul>  |
| Bromelton SDA          | 15 610 ha | <ul style="list-style-type: none"> <li>Suitable for freight and logistics operations with direct access to the dual-gauge rail network (standard and narrow gauge), providing connections to other states and territories and areas of Queensland</li> </ul>  |
| Bundaberg SDA          | 6076 ha   | <ul style="list-style-type: none"> <li>Easy access to the Port of Bundaberg and proximity to other key infrastructure networks</li> </ul>   |
| Cairns South SDA       | 1159 ha   | <ul style="list-style-type: none"> <li>Suitable for intermodal, freight and logistics operations with easy access to the national road and rail networks</li> <li>Supports the Mulgrave Mill's future diversification plans, including industrial development opportunities that value-add to the sugar industry</li> </ul> |
| Gladstone SDA          | 26 934 ha | <ul style="list-style-type: none"> <li>Easy access to the Port of Gladstone, national road network and rail services</li> <li>Competitively priced, reliable power and a large and highly skilled workforce</li> </ul>  |
| Townsville SDA         | 4915 ha   | <ul style="list-style-type: none"> <li>Easy access to the Port of Townsville and road and rail networks running north, south and west, including to the North West Minerals Province</li> <li>Large and highly skilled workforce</li> </ul>   |



Infrastructure corridors to facilitate linear infrastructure

| State development area                         | Area/length    | Purpose and benefits  |
|--|----------------|---|
| Callide Infrastructure Corridor SDA            | 1440 ha/44 km  | <ul style="list-style-type: none"> <li>Co-location of underground pipelines to transport coal seam gas from Callide to the liquefied natural gas plants within the Gladstone SDA</li> </ul>   |
| Galilee Basin SDA                              | 105 996 ha     | <ul style="list-style-type: none"> <li>Development of two multi-user rail corridors and mining services precincts to enable the transportation of coal from the Galilee Basin to the Port of Abbot Point</li> </ul>   |
| Stanwell-Gladstone Infrastructure Corridor SDA | 999 ha/90 km   | <ul style="list-style-type: none"> <li>Co-location of up to seven underground pipelines—for water, gas, mineral slurry, etc.—between Stanwell/Rockhampton and the Gladstone SDA</li> </ul>  |
| Surat Basin Infrastructure Corridor SDA        | 8855 ha/214 km | <ul style="list-style-type: none"> <li>Development of a railway to connect the existing Western Railway and Moura Railway systems in southern and central Queensland, thereby enabling the transport of coal from the Surat Basin to the Port of Gladstone</li> </ul> |



Major development sites, including public works

| State development area             | Area    | Purpose and benefits  |
|------------------------------------|---------|---|
| Queensland Children's Hospital SDA | 15.6 ha | <ul style="list-style-type: none"> <li>Development of the Queensland Children's Hospital, the Centre for Children's Health and Research and associated infrastructure</li> </ul>                    |
| Tropical North SDA                 | 14 ha   | <ul style="list-style-type: none"> <li>Support the timely delivery of the Tropical North Global Tourism Hub including new public spaces and recreational opportunities in the Cairns CBD</li> </ul> |

# TESTIMONIALS

‘The establishment of the Bromelton State Development Area has meant we have room to grow and can plan to do so with confidence, as we will not be encroached upon by non-compatible development. The State Development Area opens the door for future manufacturing projects, further investment and employment within this Bromelton industrial precinct. This will then create more opportunity for service industries and skilled trades training.’

**David Kassulke, A. J. Bush & Sons**

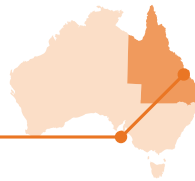


‘Without the coordination and development of a common corridor facilitated by the Coordinator-General’s team, it would have been left to gas proponents to individually negotiate easements with respective landholders. This would have caused considerable and unnecessary stress on individual landholders.’

‘The certainty of access for construction within the State Development Area also meant that construction methods, materials and design could be managed more effectively in a common corridor, with less impact on landholders.’

**David Johnson, Origin**

**CALLIDE INFRASTRUCTURE CORRIDOR**



‘In Queensland we were able to get land, which Trade & Investment Queensland helped us source, and we were able to buy in a State Development Area through the Queensland Government.’

‘The State Development Area made it a lot easier in terms of getting the approvals and getting physically going and building the plant.’

‘It saved us about 18 months on a normal approval process that we would have had to go through in the other states.’

**Tim Rose, Southern Oil**



‘The Coordinator-General’s State Development Area team worked with Aurizon to ensure the assessment of potential impacts to the Townsville State Development Area and the surrounding community were pragmatic and targeted, resulting in overall savings in terms of time and cost.’

‘Aurizon’s experience with the Stuart Intermodal Facility demonstrated that the Townsville State Development Area offered definite economic benefits to business, industry and the North Queensland community.’

**Paul Hoffmann, Aurizon**



**For further information contact State Development Areas Division:**

1800 001 048 or 13 QGOV | [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au) | [www.dsdmip.qld.gov.au/sda](http://www.dsdmip.qld.gov.au/sda)

State Development Areas

Office of the Coordinator-General

Department of State Development, Manufacturing, Infrastructure and Planning

PO Box 15517 City East Qld 4002 Australia