

# Townsville State Development Area

## Development scheme

July 2013

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# 1. Introduction

- (1) This development scheme may be cited as the Development Scheme for the Townsville State Development Area (TSDA).
- (2) This development scheme has been prepared pursuant to 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.
- (3) The TSDA refers to the part of the Townsville City Council area declared by the *State Development and Public Works Organisation (State Development Areas) Regulation 2009* and any subsequent regulation. The map of the TSDA is contained in Schedule 1 of this development scheme.
- (4) To support the implementation of this development scheme, the Coordinator-General may prepare policies to provide guidance on certain aspects of this development scheme.
- (5) Proponents should refer to any policies prepared for the TSDA when preparing applications under this development scheme.

# 2. Definitions

- (1) In this development scheme:  
**acquisition land** means land:
  - (a) that has been taken or acquired under the *State Development and Public Works Organisation Act 1971* (SDPWOA) or the *Acquisition of Land Act 1967* or
  - (b) the subject of a notice of intention to resume under the SDPWOA or the *Acquisition of Land Act 1967*, and the proposed resumption, taking or acquisition has not been discontinued.

**alternative lawful use** for land see the SDPWOA, section 87(2).

**approved use** for land see the SDPWOA, section 87(2).

**authorised use** for land see the SDPWOA, section 87(2).

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

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

**change a use of land** means:

- (a) the start of a new use of land
- (b) the re-establishment of a use of land that has been abandoned
- (c) a material increase in the intensity or scale of the use of land.

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

**community value** means the values a local community associate with the places, areas, events or people that make their local community a special place. With regard to this development scheme the community values most likely to be affected are associated with public safety and amenity, air quality, noise and nuisance, rights of access, employment, cultural values and the environment.

**continuing existing lawful use** see the SDPWOA, section 85.

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

**cultural heritage value** means qualities or physical characteristics of indigenous and non-indigenous cultural heritage that require consideration, assessment and management under relevant legislation and policies and/or values of importance to local communities affected by the TSDA.

**currency period** see the SDPWOA, section 84A(3).

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

**decision notice** means written notice of a decision made by the Coordinator-General under this development scheme.

**development scheme** means the Development Scheme for the TSDA.

**EIS** means an environmental impact statement

**EIS evaluation report** means a report issued by the relevant administering authority that the EIS has been completed to the satisfaction of the administering authority. This includes all reports associated with the evaluation of an EIS.

**environment** see the SDPWOA, Schedule 2.

**environmental impact statement** means a statement or study required by the SDPWOA or other legislation that investigates and assesses environmental impacts.

**environmental value** means the qualities or physical characteristics of the environment.

**environmentally relevant activity** see the EP Act.

**EP Act** means the Environmental Protection Act 1994.

**infrastructure** see the SDPWOA, Schedule 2.

**infrastructure corridor** see the SDPWOA, section 82(8).

**material change of use of premises** see the SPA.

**matters of national environmental significance** see the Environment Protection and Biodiversity Conservation Act 1999.

**minor assessment process** means the process used to lodge, assess and decide applications because of the potential minor nature of the impacts associated with the proposed use.

**minor change to an application** means a change that does not, in the Coordinator-General's opinion, substantially alter the original application.

**minor change to an approval** means a change that does not, in the Coordinator-General's opinion, substantially alter the original approval.

**outstanding universal value of the Great Barrier Reef World Heritage Area**

see <http://whc.unesco.org/en/list/154/> or

<http://www.environment.gov.au/heritage/places/world/great-barrier-reef/values.html>.

**owner** see the SPA.

**owner of an interest in land** see the SDPWOA, section 86.

**planning report** means a document containing:

- (a) an accurate description of the land, the subject of the application;
- (b) a detailed description of all aspects of the proposed use, including a detailed site plan (to scale) and other plans necessary to describe the proposed use;
- (c) a description of the current and historic land uses;
- (d) a description of adjacent land uses and surrounding uses likely to be affected by the proposed use;
- (e) a detailed assessment of how the proposed use satisfies the strategic vision, overall objectives, land use precincts and the preferred land use for the precincts and the relevant specific assessment criteria including:
  - (i) a detailed description and assessment of any adverse impacts of the proposed use;
  - (ii) a management plan describing how any adverse impacts are to be managed;
  - (iii) an assessment of any impact the proposed use may have on existing and planned infrastructure;
  - (iv) identification of any need for upgrades to existing infrastructure or the need for any future infrastructure to support the proposed use
- (f) be accompanied by relevant supporting information such as plan, drawings construction management plans.

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

**previous approval** means an approved use or an authorised use.

**prior affected use** means:

- (a) an alternative lawful use; or
- (b) a previous approval.

**proponent** means a person or their representative who makes an application under this development scheme.

**public notification** means the process by which the public are informed of certain application made under this development scheme and submissions sought.

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

**recognise and protect** means to avoid, minimise or offset any adverse impacts of development, including cumulative impacts. Offsets are to be used only when other means are not practicable.

**reconfiguring a lot** see the SPA, section 10.

**referral entity** for an application means:

- (a) any relevant technical referral agencies;
- (b) the local government/s within which the relevant SDA is located; and
- (c) any other entity nominated by the Coordinator-General.

**referral entity response period** means the period of time for a referral entity to respond to a request by the Coordinator-General for comments on an application.

**referral entity submission** means a document prepared by a referral entity to a request by the Coordinator-General for comments in relation to an application.

**regulation** means unless stated otherwise, the SDPWOA (State Development Area) Regulation 2009.

**reviewable material** means a properly made application including any supporting information, a referral entity submission or a submission.

**reviewer** means a suitably qualified person that may be appointed by the Coordinator-General to review a the reviewable material relevant to an application. To be suitably qualified the person must have relevant experience in the matter to which the reviewable material refers.

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

**significant assessment process** means the process used to lodge, assess and decide applications because of the potential significant nature of the impacts associated with proposed use.

**SDA** means State development area.

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

**submission** means a document submitted in response to public notification that:

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

**submission period** means the period for the community to provide comments on an application to the Coordinator-General.

**technical referral agencies** means an agency that would have been a technical agency for referral if the application had been one for a development approval under the SPA.

**temporary use** means a use of land that does not compromise the future development of the land for a use that has been identified as a consistent use by this development scheme and lasts no longer than one year from the date of approval.

**Townsville Zinc Refinery Land** means the site as defined in section 4 of the Townsville Zinc Refinery Act 1996.

**TPAR** means the Townsville Port Access Road, a direct link between the Flinders and Bruce Highways to the Port of Townsville. The TPAR corridor provides for future additional traffic lanes, and rail and conveyor infrastructure to the Port. The TPAR comprises the Stuart Bypass and Eastern Access Corridor.

**use** see the SPA, Schedule 3.

(2) Uses referred to in the development scheme have the following meaning:

**animal husbandry** means premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.

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

**bulk earthworks** means the excavating or filling of land that materially affects the existing use of land.

**correctional facility** means premises used for the confinement of persons committed by a process of law.

**cropping** means premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.

**extractive industry** means premises used for the extraction and processing of extractive resources and associated activities, including their transport to market.

**food and drink outlet** means premises used for the preparation and sale of food and drink to the public for consumption on or off the site.

**freight terminal** means premises used for the purpose of bulk handling of packaged goods for transport by road, rail, sea or air, including the loading and unloading of vehicles used to transport such goods.

**high impact industry** means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- potential for significant impacts on sensitive land uses due to off site emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for off site impacts in the event of fire, explosion or toxic release;
- generates high traffic flows in the context of the locality or the road network;
- the use may involve night time and outdoor activities;
- on site controls are required for emissions and dangerous goods risks.

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

- a storage facility for bulk materials, any other mineral or any mineral concentrate; or
- a dam, water storage facility, or other water management facility.

**intensive animal industry** means premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.

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

- a transportation facility for bulk materials, any other mineral or any mineral concentrate; or
- a pipeline for oil or gas or derivatives of oil or gas.

**low impact industry** means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- minimal traffic generation and heavy vehicle usage;
- demands imposed upon the local infrastructure network consistent with surrounding uses;
- the use generally operates during the day;
- offsite impacts from storage of dangerous goods are negligible;
- the use is primarily undertaken indoors.

**medium impact industry** means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- generates high traffic flows in the context of the locality or road network;
- generates an elevated demand on local infrastructure network;
- potential for offsite impacts in the event of fire, explosion or toxic release;
- on site controls are required for emissions and dangerous goods risks;
- the use is primarily undertaken indoors;

- evening or night activities are undertaken indoors and not outdoors.

**noxious and hazardous industry** means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particles, smoke, odour and noise;
- potential for offsite impacts in the event of fire, explosion or toxic release;
- onsite controls are required for emissions and dangerous goods risks;
- the use generally involves night time and outdoor activities;
- the use may involve the storage and handling of large volumes of dangerous goods;
- requires significant separation from non-industrial uses.

**office** means premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:

- business or professional advice;
- service of goods that are not physically on the premises;
- office based administrative functions of an organisation.

**park** means premises used by the public generally for free recreation and enjoyment, and may be used for community events. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.

**permanent plantation** means premises used for growing plants not intended to be harvested.

**renewable energy facility** means the use of premises for the generation of electricity or energy from renewable (naturally reoccurring) sources.

**research and technology industry** means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace and biotechnology.

**rural industry** means premises used for storage, processing and packaging of products from a rural use. This includes processing, packaging and sale of products produced as a result of a rural use where the processing and packaging is ancillary to a rural use on or adjacent to the site.

**service industry** means the use of premises for industrial activities that have no external air, noise, or odour emissions from the site and can be suitably located with other non-industrial uses.

**service centre** means an integrated hub comprising a service station, and where ancillary, a shop ( $\leq 250m^2$ ), and food and drink outlet(s).

**service station** means the use of premises for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels. The use may include, where ancillary, maintenance, repair, servicing and washing of vehicles, the hire of trailers, and supply of compressed air.

**shop** means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

**short-term accommodation** means premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.

**substation** means premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:

- converting or transforming electrical energy from one voltage to another; or
- regulating voltage in an electrical circuit; or
- controlling electrical circuits; or
- switching electrical currents between circuits; or
- a switchyard; or
- communication facilities for 'operating works' as defined under the *Electricity Act 1994*; and for workforce operational and safety communications.

**telecommunications facility** means premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

**transport depot** means the use of premises for the storage, for commercial or public purposes, of more than one train or motor vehicle. The use includes premises for the storage of trains, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair, and cleaning of vehicles stored on the premises.

**utility installation** means premises used to provide the following services:

- supply of water, hydraulic power or electricity;
- sewerage, drainage or stormwater services;
- road or rail;
- waste management facilities;
- network infrastructure.

**warehouse** means the use of premises for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include the sale of goods by wholesale where ancillary to the storage. The use does not include retail sales from the premises.

**wholesale nursery** means the use of premises for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.

### **3. Intent of the TSDA development scheme**

- (1) The intent of this development scheme is to:
  - (a) establish the framework for the Coordinator-General in implementing this development scheme;
  - (b) establish a strategic vision for the TSDA;
  - (c) regulate the use of land within the TSDA consistent with this development scheme's:
    - (i) strategic vision;
    - (ii) overall objectives;
    - (iii) preferred land use intent of the relevant land use precinct;
    - (iv) overlay;
    - (v) assessment criteria; and
  - (d) permit a range of ongoing activities where appropriate.
- (2) This development scheme does this by:
  - (a) describing the strategic vision for the TSDA;
  - (b) identifying the overall objectives for new land uses within the TSDA;
  - (c) identifying land use precincts and the preferred land use intent for each precinct including precinct use tables<sup>1</sup>;
  - (d) establishing other relevant matters related to the functioning of this development scheme;
  - (e) providing supporting schedules including maps, overlay and assessment criteria; and
  - (f) stating that supporting policies provide guidance on various elements of this development scheme.
- (3) Applications under this development scheme that are not consistent with the strategic vision, overall objectives, the preferred land use intent of the land use precincts and relevant assessment criteria are likely to be refused.

### **4. Strategic vision for the TSDA**

- (1) The TSDA will:
  - (a) be the preferred location in North Queensland for the establishment of industrial development of regional, State and national significance,

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<sup>1</sup> The precinct use tables identify the land uses that are, may be or are not consistent with the preferred land use intent for each precinct. All proposed development in the TSDA is required to be assessed against the development scheme's strategic vision, overall objectives, intent of the relevant land use precinct, overlay, and assessment criteria, regardless of the position of the land use in the relevant precinct use table.

- including supporting infrastructure, which is reliant on direct access to one or more of the Port of Townsville, national freight rail and major road networks;
- (b) maximise the efficient use of existing and future port, road, rail and ancillary infrastructure;
  - (c) contribute to maintaining the outstanding universal value of the Great Barrier Reef World Heritage Area;
  - (d) facilitate the continuation of existing industries within the TSDA;
  - (e) encourage the coordination of infrastructure projects; and
  - (f) ensure development of the TSDA occurs in a logical sequence and is equally focused on the short and long term economic benefits to the region and State.
- (2) The strategic vision is supported by the TSDA land use precincts which are shown in Schedule 2.

## **5. Overall objectives for land uses**

- (1) Land uses within the TSDA:
- (a) are consistent with the strategic vision for the TSDA, the land use precincts and the precinct's preferred land use intent;
  - (b) must use land efficiently and minimise adverse impacts on infrastructure, infrastructure corridors and future development opportunities;
  - (c) must be adequately serviced by infrastructure;
  - (d) will privately fund infrastructure associated with the development;
  - (e) ensure the integrity and functionality of the TSDA is maintained and protected from incompatible land uses;
  - (f) avoid or minimise adverse impacts on surrounding uses;
  - (g) maximise the efficient use of existing and planned infrastructure;
  - (h) recognise and protect environmental, cultural heritage and community values, consistent with current best practice (this includes matters of national environmental significance including the outstanding universal value of the Great Barrier Reef World Heritage Area);
  - (i) achieve appropriate levels of flood immunity consistent with current best practice;
  - (j) ensure no net worsening of flood levels on land for existing and potential urban uses;
  - (k) use water and energy efficiently and minimise potential impacts on water quality and climate change;
  - (l) manage impacts of air quality on the capacity of the Townsville airshed; and
  - (m) are designed and built in accordance with current best practice.

## 6. TSDA land use precincts

- (1) The TSDA is divided into 12 land use precincts and two sub-precincts as identified in Schedule 2.
- (2) This part describes the preferred land use intent for each precinct and identifies the specific land uses that are, may be or are not consistent with the preferred land use intent for each precinct.
- (3) Table 1 identifies the preferred land use intent for each of the precincts in the TSDA.

**Table 1 Precincts and preferred land use intent**

Precinct	Preferred land use intent
Low Impact Industry Precinct	<p>This precinct is to accommodate low impact industrial development that:</p> <ul style="list-style-type: none"> <li>• requires a small development footprint; and</li> <li>• supports local and regional industries; and</li> <li>• is compatible with being in close proximity to adjacent residential uses.</li> </ul> <p>Development recognises sensitive uses adjacent to the precinct and mitigates and manages adverse impacts on sensitive uses adjacent to the TSDA.</p> <p>Development provides sufficient landscaping to buffer the development from public view, soften the visual impacts of large buildings and large paved areas, and protect the amenity of adjacent sensitive uses.</p> <p>Access to development within the precinct occurs in a safe and efficient manner so as not to adversely impact on the traffic movements and amenity of existing and adjacent sensitive uses.</p> <p>Infrastructure must not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p>
Low – Medium Impact Port Related Industry Precinct	<p>This precinct is to accommodate industrial development that:</p> <ul style="list-style-type: none"> <li>• requires a small to medium development footprint; and</li> <li>• has low to medium impact; and</li> <li>• is associated with the Port of Townsville.</li> </ul> <p>Road access to this precinct will be via a single major intersection with the TPAR. It is envisaged this intersection will be designed to also allow for access to and interconnection with the northern portion of the Medium – High Impact Port Related Industry Precinct.</p> <p>Infrastructure within the precinct will work together to maximise transport and land use efficiencies such that this infrastructure does not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p>

Precinct	Preferred land use intent
Medium Impact Port Related Industry Precinct	<p>This precinct is to accommodate medium impact industrial development that:</p> <ul style="list-style-type: none"> <li>• requires a medium development footprint; and</li> <li>• is related to the Port of Townsville, or supports a port related activity.</li> </ul> <p>This precinct will have a single intersection with the TPAR, suitably supported by a local road network that is envisaged to service development within this precinct. It is envisaged this intersection will be designed to allow for access to and interconnection with the Medium – High Impact Port Related Industry Precinct.</p> <p>This precinct may potentially accommodate a single integrated service centre for the TSDA at the junction of the Bruce Highway and TPAR, which provides for small scale convenience activities focused on meeting the basic day to day convenience needs of the TSDA. The proposed service centre may also be located in the Eastern Port Related Industry Precinct or the Medium-Heavy Industry Precinct. Only one service centre will be supported within the TSDA.</p> <p>Infrastructure within the precinct will work together to maximise transport and land use efficiencies such that this infrastructure does not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p>

Precinct	Preferred land use intent
<p>Medium – High Impact Port Related Industry Precinct</p>	<p>This precinct is to accommodate medium-high impact industrial development that:</p> <ul style="list-style-type: none"> <li>• requires a medium to large development footprint; and</li> <li>• is difficult to locate in conventional industrial estates; and</li> <li>• requires separation from residential and/or other sensitive uses; and</li> <li>• is related to the Port of Townsville, or supports a port related activity.</li> </ul> <p>Road access to the precinct will be via a maximum of two major intersections with the TPAR. It is envisaged these intersections will be designed to allow for access to and interconnection with the Low – Medium Impact Port Related Industry Precinct and Medium Impact Port Related Industry Precinct respectively.</p> <p>A local road network will service development within this precinct.</p> <p>This precinct may have a maximum of two rail access points (one in the northern portion of the precinct and one in the southern).</p> <p>A local rail network may service development within this precinct.</p> <p>Road, rail and conveyor infrastructure within the precinct will maximise transport, infrastructure and land use efficiencies such that this infrastructure does not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p> <p>The precinct will also support the continuation of existing uses within the precinct and the establishment of synergistic uses.</p> <p>Potentially accommodate a single integrated service centre for the TSDA at the junction of the Bruce Highway and TPAR, which provides for small scale convenience activities focused on meeting the basic day to day convenience needs of the TSDA.</p> <p>The proposed service centre may also be located in the Medium Impact Port Related Industry Precinct and the Medium – High Impact Industry Precinct. Only one service centre will be supported within the TSDA.</p>

Precinct	Preferred land use intent
Medium – High Impact Industry Precinct	<p>This precinct accommodates medium-high impact industrial development that requires access to the Bruce Highway, existing gas pipeline, or existing rail infrastructure.</p> <p>Rail dependent development maximises efficient use of the existing rail infrastructure leading into and within the precinct.</p> <p>No additional direct access points from the Bruce Highway, or TPAR will be supported in this precinct.</p> <p>Support the continued operation and expansion of existing industrial uses within the precinct.</p> <p>Potentially accommodate a single integrated service centre for the TSDA at the junction of the Bruce Highway and TPAR, which provides for small scale convenience activities focused on meeting the basic day to day convenience needs of the TSDA. The proposed service centre may be located in the Medium Impact Port Related Industry Precinct or Medium – High Impact Port Related Industry Precinct. Only one service centre will be supported within the TSDA.</p> <p>Development recognises sensitive uses adjacent to the precinct and mitigates and manages any adverse impacts on sensitive uses adjacent to the TSDA.</p> <p>Infrastructure must not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p>
Medium – High Impact Industry Sub-Precinct	<p>This sub-precinct is to accommodate industrial development that:</p> <ul style="list-style-type: none"> <li>• has a medium development footprint;</li> <li>• has medium impact; and</li> <li>• supports road and rail transport logistics.</li> </ul> <p>Road access to this precinct will be via an intersection with the TPAR; no direct access from the Bruce Highway will be supported in this sub-precinct.</p>
High Impact Industry Precinct	<p>This precinct is to accommodate high impact industrial development that:</p> <ul style="list-style-type: none"> <li>• requires a large development footprint; and</li> <li>• is related to the Port of Townsville or supports a port related activity; and</li> <li>• requires significant buffers from sensitive uses; and</li> <li>• requires access to the local rail network; or</li> <li>• requires access to conveyor infrastructure within the TPAR corridor to the Port of Townsville.</li> </ul> <p>Road and rail infrastructure within the precinct will work together to maximise transport, infrastructure and land use efficiencies.</p> <p>Conveyor infrastructure connecting to the TPAR corridor is supported where it does not affect the integrity and efficient operation of uses in the Medium – High Impact Port Related Industry Precinct should it need to traverse this precinct.</p> <p>The precinct will also support the continuation and potential expansion of existing uses within the precinct.</p> <p>Infrastructure must not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p>

Precinct	Preferred land use intent
Transport and Support Services Precinct	<p>This precinct is to accommodate low impact industrial development that:</p> <ul style="list-style-type: none"> <li>• requires a medium development footprint; and</li> <li>• is related to or supports local and regional industries, including rail transport logistics, and mining industries.</li> </ul> <p>The precinct will support the continuation and potential expansion of existing uses within the precinct as well as the establishment of synergistic uses.</p> <p>No additional direct access points from the Bruce Highway or TPAR will be supported within this precinct.</p> <p>Development recognises sensitive uses adjacent to the precinct and mitigates and manages any adverse impacts on sensitive uses adjacent to the TSDA.</p> <p>Infrastructure must not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p>
Transport and Support Services Sub-Precinct	<p>The preferred land use intent for this precinct is consistent with the Transport and Support Services Precinct, with the exception being development will require a small development footprint.</p>
Materials Transportation / Services Corridor Precinct	<p>This precinct accommodates the TPAR and TEARC, and supports the continued operation and establishment of an efficient and effective route for linear infrastructure, including materials transportation infrastructure, utility services, and infrastructure corridors between industrial development in the TSDA and the Port of Townsville.</p> <p>Future infrastructure envisaged includes rail, conveyors, pipelines, water, gas, electricity, sewerage and telecommunications.</p> <p>Development maximises the efficient use of land and infrastructure in the precinct, supports the establishment of common use infrastructure, and protects existing and future infrastructure requirements within the precinct. This includes having regard to the siting of infrastructure and distances between infrastructure within the TPAR and TEARC.</p> <p>Infrastructure not associated with activities in the TSDA may be accommodated in this precinct where it does not compromise the land use requirements of infrastructure associated with uses in the TSDA.</p>
Transition Precinct	<p>This precinct supports limited development of rural, agricultural, and extractive industry uses where they do not compromise existing or future industry development in the TSDA.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> <li>• recognise and protect cultural heritage values, including those associated with the Muntalunga Ranges; and</li> <li>• minimise adverse impacts on sensitive uses located outside the TSDA.</li> </ul> <p>Infrastructure must not compromise the land use requirements of uses that are, or may be consistent with the land use intent for this precinct.</p>

Precinct	Preferred land use intent
Buffer Precinct	<p>Provide for the physical separation of industrial activities within the TSDA and sensitive uses external to the TSDA.</p> <p>Support the continuation of existing uses within the precinct.</p> <p>Limited development within the precinct may be appropriate where it is:</p> <ul style="list-style-type: none"> <li>• largely unobtrusive in nature; and</li> <li>• has no adverse impacts on sensitive uses located outside the TSDA; and</li> <li>• is compatible with being in close proximity to existing and future industry within the TSDA.</li> </ul>
Ecological Corridors and Priority Offsets Precinct	<p>This precinct:</p> <ul style="list-style-type: none"> <li>• recognises and protects the environmental values of drainage lines and their tributaries, including their natural processes and function as ecological corridors for flora and fauna movement; and</li> <li>• facilitates the management of flood risks to development within the TSDA through appropriate flood mitigation works; and</li> <li>• serves as the priority area for offsets as a result of impacts from development within the TSDA that cannot otherwise be offset in the precinct of impact; and</li> <li>• provides opportunities for rehabilitation and enhancement of existing environmental values; and</li> <li>• contributes to the amenity of the TSDA.</li> </ul> <p>Limited development within the precinct may be appropriate where it is considered necessary to support flood mitigation works.</p> <p>Conveyor infrastructure may traverse this precinct in order to support development in the High Impact Industry Precinct or Medium – High Impact Port Related Industry Precinct.</p> <p>Development of conveyor infrastructure within this precinct minimises its footprint.</p>
Environmental Conservation Precinct	<p>This precinct:</p> <ul style="list-style-type: none"> <li>• recognises and protects wetlands, vegetation and fauna habitats closely related to the Great Barrier Reef Marine Park, Great Barrier Reef World Heritage Area and Bowling Green Bay Ramsar site, and associated catchment; and</li> <li>• recognises and protects environmental values; and</li> <li>• provides opportunities for environmental offsets; and</li> <li>• provides opportunities for rehabilitation and enhancement of existing environmental values; and</li> <li>• recognises and protects cultural heritage values, including the Muntalunga Ranges.</li> </ul> <p>Conveyor infrastructure may traverse this precinct in order to support development in the High Impact Industry Precinct or Medium – High Impact Port Related Industry Precinct.</p> <p>Development of conveyor infrastructure within this precinct minimises its footprint.</p>

(4) Tables 2 – 13<sup>2</sup> identify the land uses that are, may be or are not consistent with the preferred land use intent for each precinct.

**Table 2 Precinct use table – Low Impact Industry Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Low impact industry</li> <li>• Utility installation</li> </ul>	<ul style="list-style-type: none"> <li>• Food and drink outlet</li> <li>• Office where ancillary to an industry use</li> <li>• Research and technology industry</li> <li>• Service industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Warehouse</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 3 Precinct use table – Low – Medium Impact Port Related Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Low impact industry</li> <li>• Medium impact industry</li> <li>• Utility installation</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Food and drink outlet</li> <li>• Office where ancillary to an industrial use</li> <li>• Research and technology industry</li> <li>• Telecommunications facility</li> <li>• Transport depot</li> <li>• Substation</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 4 Precinct use table – Medium Impact Port Related Industry Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Medium impact industry</li> <li>• Transport depot</li> <li>• Utility installation</li> </ul>	<ul style="list-style-type: none"> <li>• Freight terminal</li> <li>• High impact industry</li> <li>• Low impact industry</li> </ul>	All other uses not specified in Column 1 or 2.

<sup>2</sup> The precinct use tables identify the land uses that are, may be or are not consistent with the preferred land use intent for each precinct. All proposed development in the TSDA is required to be assessed against the development scheme's strategic vision, overall objectives, intent of the relevant land use precinct, overlay, and assessment criteria, regardless of the position of the land use in the relevant precinct use table.

<ul style="list-style-type: none"> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Office where ancillary to an industry use</li> <li>• Service centre</li> <li>• Short-term accommodation where ancillary to a service centre</li> <li>• Telecommunications facility</li> <li>• Substation</li> </ul>	
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**Table 5 Precinct use table – Medium – High Impact Port Related Industry Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Freight terminal</li> <li>• High impact industry</li> <li>• Medium impact industry</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure facility</li> <li>• Linear infrastructure facility</li> <li>• Noxious and Hazardous Industry</li> <li>• Office where ancillary to an industry use</li> <li>• Service centre</li> <li>• Short-term accommodation where ancillary to a service centre</li> <li>• Substation</li> <li>• Telecommunications facility</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 6 Precinct use table – Medium – High Impact Industry Precinct**

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Freight terminal where not in the Medium – High Impact Industry Sub-Precinct</li> <li>• Medium impact Industry</li> <li>• Transport depot where not in the Medium – High Impact Industry Sub-Precinct</li> <li>• Utility installation</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• High impact industry where not in the Medium – High Impact Industry Sub-Precinct</li> <li>• Noxious and hazardous industry where not in the Medium – High Impact Industry Sub-Precinct</li> <li>• Office where ancillary to an industry use</li> <li>• Service centre where not in the Medium – High Impact Industry Sub-Precinct</li> <li>• Short-term</li> </ul>	All other uses not specified in Column 1 or 2.

	accommodation where ancillary to a service centre and where not in the Medium – High Impact Industry Sub-Precinct <ul style="list-style-type: none"> <li>• Substation</li> <li>• Telecommunications facility</li> </ul>	
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**Table 7 Precinct use table – High Impact Industry Precinct**

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• High impact industry</li> <li>• Medium impact industry</li> <li>• Noxious and hazardous industry</li> <li>• Utility installation</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure facility</li> <li>• Linear infrastructure facility</li> <li>• Office where ancillary to an industry use</li> <li>• Renewable energy facility</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Warehouse</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 8 Precinct use table – Transport and Support Services Precinct**

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Freight terminal</li> <li>• Low impact industry</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Food and drink outlet</li> <li>• Medium impact industry</li> <li>• Office where ancillary to an industry use</li> <li>• Service industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 9 Precinct use table – Materials Transportation / Services Corridor Precinct**

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Linear infrastructure facility</li> <li>• Utility installation</li> </ul>	<ul style="list-style-type: none"> <li>• Telecommunications facility</li> <li>• Substation</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 10 Precinct use table – Transition Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Cropping</li> <li>• Permanent plantation</li> <li>• Utility installation</li> </ul>	<ul style="list-style-type: none"> <li>• Extractive industry</li> <li>• Renewable energy facility</li> <li>• Substation</li> <li>• Telecommunications facility</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 11 Precinct use table – Buffer Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Cropping</li> <li>• Utility installation</li> </ul>	<ul style="list-style-type: none"> <li>• Correctional facility</li> <li>• Intensive animal husbandry</li> <li>• Permanent plantation</li> <li>• Renewable energy facility</li> <li>• Rural industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Wholesale nursery</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 12 Precinct use table – Ecological Corridors and Priority Offsets Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Park</li> <li>• Permanent plantation</li> </ul>	<ul style="list-style-type: none"> <li>• Linear infrastructure facility</li> <li>• Utility installation</li> </ul>	All other uses not specified in Column 1 or 2.

**Table 13 Precinct use table – Environmental Conservation Precinct**

Column 1	Column 2	Column 3
Uses which <b>are</b> consistent with the preferred land use intent	Uses which <b>may be</b> consistent with the preferred land use intent	Uses which are <b>not</b> consistent with preferred land use intent
<ul style="list-style-type: none"> <li>• Permanent plantation</li> </ul>	<ul style="list-style-type: none"> <li>• Linear infrastructure facility</li> <li>• Substation</li> <li>• Utility installation</li> </ul>	All other uses not specified in Column 1 or 2.

(5) The land uses identified as:

- (a) consistent uses within the precinct – support the preferred land use intent for each precinct;

- (b) uses that may be consistent uses within the precinct – could be compatible with the preferred land use intent for each precinct, provided the proposed use:
  - (i) supports or is otherwise complementary to the identified consistent uses; and
  - (ii) does not alienate land within the precinct for the identified consistent uses; or
  - (iii) is a temporary use;
- (c) uses that are not consistent within the precinct – do not support the preferred land use intent for each precinct.

## 7. Overlay

- (1) The TSDA contains an overlay, the Specific Assessment Criteria Overlay, which is mapped and included in Schedule 3.
- (2) The purpose of the overlay is to ensure individual proposals to change a use of land demonstrate integration and compatibility with existing and proposed land uses for the full extent of the overlay area.
- (3) Prior to lodging an application in the overlay area, proponents are to undertake pre-lodgement discussions with the Coordinator-General.

**Note** – reports in support of an application within the overlay area may be made available to other proponents at the discretion of the Coordinator-General, to assist in the facilitation of the overlay’s purpose.

## 8. Assessment criteria

- (1) The assessment criteria for this development scheme are included in Schedule 4. The criteria provide more specific direction for relevant issues that applications under this development scheme are to address, to the satisfaction of the Coordinator-General.

## 9. Regulating land use in the TSDA

- (1) A person may only carry out a use of land in the TSDA in accordance with the SDPWOA and this development scheme.
- (2) A person may make an application to:
  - (a) change a use of land – section 10 or 11;
  - (b) extend a currency period – section 12;
  - (c) make a minor change to an application – section 13
  - (d) make a minor change to an approval – section 14; and
  - (e) undertake a prior affected use – section 15.

- (3) Development other than that listed in subsection (2) is regulated by relevant legislation and planning instruments, predominantly the SPA and the Townsville City Council's planning scheme.
- (4) Subject to subsection 8 and provided an approval has not lapsed (see section 84A of the SDPWOA), a person must obtain written approval from the Coordinator-General to change a use of land.
- (5) To obtain an approval from the Coordinator-General, a proponent must make a written application in accordance with section 84AA of the SDPWOA and this development scheme. Depending upon the nature of the proposed use, applications will follow one of two development assessment processes, i.e. the significant assessment process or the minor assessment process.
- (6) The Coordinator-General decides the assessment process to be used for an application. Potential proponents will be advised on the appropriate assessment process during any pre-lodgement process or upon application.
- (7) Further applications relevant to the use of land as listed in subsection (2) also require the written approval of the Coordinator-General. To obtain an approval from the Coordinator-General, a proponent must make written application in accordance with this development scheme.
- (8) This development scheme does not apply to:
  - (a) a material change of use of premises in accordance with a community infrastructure designation under the SPA;
  - (b) a material change of use of premises for community infrastructure undertaken by a public sector entity consistent with the *Sustainable Planning Regulation 2009, Schedule 2*;
  - (c) the regulation of the operational aspects of environmentally relevant activities.

## 10. Significant assessment process

### 10.1 Pre-lodgement stage

- (1) Prior to lodging an application for approval to change a use of land with the Coordinator-General, a proponent may request a pre-lodgement consideration of the proposed application.
- (2) A request for a pre-lodgement consideration must include:
  - (a) a real property description of the land;
  - (b) the proponent's name, address and contact details;
  - (c) each proposed use for which approval is sought;
  - (d) if the proposed application was a development application under the SPA – the relevant technical referral agencies;
  - (e) sufficient detail to identify any issues associated with the proposed use, including:
    - (i) photographs of the site and the surrounding area;

- (ii) concept or detailed plans;
  - (iii) potential impacts;
  - (iv) preliminary assessment against the strategic vision, overall objectives, overlay the preferred land use intent of the relevant precinct and specific assessment criteria of this development scheme; and
  - (v) any details of location, design or operational issues that need to be discussed; and
  - (f) payment of the relevant fee, if required.
- (3) Within 20 business days of receiving the pre-lodgement information specified above, the Coordinator-General will provide the proponent with written advice on but not limited to:
- (a) whether the proposed use is one that is anticipated by this development scheme;
  - (b) material that should be provided as part of a future application; and
  - (c) the referral entities for the application.
- (4) In deciding an application, the Coordinator-General is not bound by any advice given under subsection (3).

## 10.2 Application stage

- (1) To be a properly made application, the application must:
- (a) include a real property description of the land;
  - (b) include the proponent's name, address and contact details;
  - (c) identify each proposed use for which approval is sought;
  - (d) subject to subsection (2), include the written consent of the owner of the land;
  - (e) state the technical referral entities (or referral entities if known) for the application;
  - (f) include a statement on whether the proposal is or will be subject to an EIS process;
  - (g) include a list of all other approvals required for the development to proceed;
  - (h) include payment of the relevant fee; and
  - (i) be accompanied by:
    - (i) a comprehensive planning report; and
    - (ii) if one has been prepared, an EIS relevant to the application including any EIS evaluation report.
- (2) 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.
- (3) Within 20 business days of receiving the application, the Coordinator-General must issue a written notice that:

- (a) states:
    - (i) the application has been accepted as being a properly made application;
    - (ii) the referral entities for the application; and
    - (iii) the proponent is to provide additional information by a specified date or that no additional information is required; or
  - (b) states the application has not been accepted as a properly made application and the reasons for the decision; or
  - (c) states the application is on hold until the Coordinator-General makes a decision under section 27 of the SDPWOA that the proposed use:
    - (i) is not a coordinated project; or
    - (ii) is a coordinated project but an EIS is not required; or
  - (d) if the proposal is to or is undergoing an EIS – states the application can not be accepted as a properly made application until after the proponent receives and incorporates the EIS evaluation report into the application.
- (4) If the Coordinator-General issues a written notice in accordance with subsection (3)(c), the Coordinator-General will issue a subsequent subsection (3)(a or b) notice to reactivate the application.
  - (5) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
  - (6) The Coordinator-General may determine that the referral and/or public notification stages of the assessment process under this development scheme need not be complied with in whole or in part to the application because:
    - (a) the application has already been subject to another referral and/or public consultation process; and
    - (b) the Coordinator-General is satisfied the referral and/or public consultation undertaken meets the requirements of the relevant stages.
  - (7) If making a determination under subsection (6), the Coordinator-General must within 10 business days, issue a written notice to the:
    - (a) proponent stating which stages of the assessment process need not be complied with; and
    - (b) relevant referral entities informing them of the decision, including the reasons for the decision.

## 10.3 Referral stage

- (1) If referral of the application is required, the Coordinator-General must:
  - (a) by a written notice:
    - (i) give a copy of the application and any additional information provided to referral entities within 10 business days of the end of the application state: and

- (ii) request referral entities to assess the application and identify any additional information required; and
  - (b) inform, by written notice, 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) Within 20 business days of receipt of notice under subsection (1), a referral entity must, if requesting additional information, provide the Coordinator-General with a written notice of the additional information required.
- (4) If the Coordinator-General receives a request for additional information under subsection (3), the Coordinator-General must, within five business days of the end of the period under subsection (3), give the proponent written notice of the additional information requested and that a response to the information request must be provided by a date specified in the notice.
- (5) 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 10 business days.
- (6) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
- (7) After the proponent responds in accordance with subsection (6), the Coordinator-General will, within 10 business days, provide referral entities with the proponent's response and request that the referral entities proceed with assessment of the application.
- (8) Referral entities are to assess the application and any additional information and provide a referral entity submission to the Coordinator-General within the relevant referral entity response period:
  - (a) if a request is not made under subsection (3) – 30 business days after receiving the application under subsection (1); or
  - (b) if a request is made under subsection (3) – 30 business days after receiving the proponent's response under subsection (7).
- (9) If a referral entity does not respond within the referral entity response period, the Coordinator-General may proceed to the next stage of the assessment process as if the referral entity had assessed the application and had no requirements.

## 10.4 Public notification stage

- (1) This section applies to an application only if the Coordinator-General identifies that the application requires public notification.
- (2) The Coordinator-General must, within 10 business days after the end of the application stage if the referral stage does not apply or the end of the referral stage, give a written notice to the proponent:
  - (a) if a decision has not already been made, stating that the application does not require public notification; or

- (b) if public notification is required – stating that public notification is required for a period (the submission period) of not less than 15 business days starting on the day after the last action under subsection (3) is carried out, and the requirements for public notification as per subsections (3 – 5 and 8).
- (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 TSDA; 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 20 business days after receiving notice from the Coordinator-General under subsection (2)(b) and notify the Coordinator-General five business days prior to commencement of public notification. The application lapses if the proponent does not carry out public notification in accordance with subsections (3 – 5).
- (5) The notice referred to in subsection (3) must:
  - (a) include an accurate description of the land, the subject of the application;
  - (b) include a brief description of the proposed use;
  - (c) state that the application is available for inspection from the Coordinator-General;
  - (d) state that any person may make a submission in writing to the Coordinator-General;
  - (e) state that submissions can be lodged in writing or electronically;
  - (f) state details of the submission period; and
  - (g) state what constitutes a submission.
- (6) The Coordinator-General must make the application, including the planning report, EIS if any, and any additional information, 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 in respect of 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 – 5) and states the last date of the submission period.

## 10.5 Review stage

- (1) The Coordinator-General may appoint a qualified person (reviewer) to review the reviewable material to provide advice to the Coordinator-General prior to the decision stage for an application.
- (2) Any appointment of a reviewer must occur within 15 business days of the end of the:

- (a) referral stage provided the public notification stage is not applicable; or
  - (b) public notification stage.
- (3) The Coordinator-General must provide a written notice to the proponent of the intention to appoint a reviewer within five business days of the end of the relevant stages outlined in subsection (2).
- (4) The reviewer is to provide a report to the Coordinator-General with 20 business days on, but not limited to:
- (a) any technical matter of the application and supporting information;
  - (b) the merits of the referral entity submission or submission;
  - (c) the implications of the matters from paragraphs (a and b) for the application or decision; and
  - (d) recommendations about how those issues from paragraphs (a, b and c) could be responded to.
- (5) If the reviewer does not respond within the time specified in subsection (4), the Coordinator-General may proceed to the next stage of the assessment process as if the Coordinator-General had not appointed a reviewer.

## 10.6 Decision stage

- (1) The Coordinator-General must decide the application in accordance with section 84AB of the SDPWOA and this development scheme within 30 business days (the decision-making period) of:
- (a) the end of the application stage provided the referral, public notification or review stages are not applicable; or
  - (b) the end of the referral stage provided the public notification or review stages are not applicable; or
  - (c) the end of the public notification stage provided the review stage is not applicable; or
  - (d) the end of the review stage.
- (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 30 business days.
- (3) The Coordinator-General will assess the application having regard to:
- (a) the application and any additional information provided;
  - (b) an EIS and EIS evaluation report, if relevant;
  - (c) any referral entity submissions or submissions received;
  - (d) any report of a reviewer;
  - (e) this development scheme and any relevant policies; and
  - (f) any other matter the Coordinator-General considers to be relevant.
- (4) In making a decision, the Coordinator-General will consider, amongst other matters, if, in the opinion of the Coordinator-General the:
- (a) proponent has adequately responded to any request for additional information; and

- (b) application has adequately demonstrated the use is contemplated by this development scheme and any relevant policies; and
  - (c) application adequately addresses any issues raised in a referral entity submission or submission.
- (5) If the Coordinator-General approves the application subject to conditions, a condition may:
- (a) place a limit on how long the use may continue; or
  - (b) require any necessary decommissioning or restoration of the premises; or
  - (c) address infrastructure requirements, such as payment of monetary contributions towards the cost of supplying infrastructure; or
  - (d) give effect to any aspect of this development scheme.
- (6) The Coordinator-General must give the decision notice to:
- (a) the proponent;
  - (b) any referral entities who made a referral entity submission about the application; and
  - (c) any person who made a submission about the application.
- (7) The decision notice must be given within 10 business days after the day the decision is made and must include:
- (a) whether the application is approved, approved subject to conditions or refused, and if refused, the reasons for the decision; and
  - (b) if the application is approved subject to conditions, the conditions.

## 11. Minor assessment process

### 11.1 Pre-lodgement stage

- (1) Prior to lodging an application for approval to change a use of land with the Coordinator-General, a proponent is encouraged to have a pre-lodgement discussion with staff from the Office of the Coordinator-General to minimise issues associated with a future application.

### 11.2 Application stage

- (1) To be a properly made application, the application must:
- (a) include a real property description of the land;
  - (b) include the proponent's name, address and contact details;
  - (c) identify each proposed use for which approval is sought;
  - (d) subject to subsection (2), include the written consent of the owner of the land;
  - (e) state the technical referral entities (or referral entities if known) for the application;
  - (f) include a list of all approvals required for the development to proceed;

- (g) include payment of the relevant fee; and
  - (h) be accompanied by an adequate planning report:
- (2) 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.
  - (3) Within 20 business days of receiving the application the Coordinator-General must issue a written notice that:
    - (a) states:
      - (i) the application has been accepted as being a properly made application; and
      - (ii) the referral entities, if any for the application; and
      - (iii) the proponent is to provide additional information by a specified date or that no additional information is required; or
    - (b) states the application has not been accepted as a properly made application and the reasons for the decision.
  - (4) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
  - (5) The Coordinator-General may determine that the referral stage of the assessment process under this development scheme need not be complied with in whole or in part to the application because, in the opinion of the Coordinator-General, referral is not warranted.
  - (6) If making a determination under subsection (5), the Coordinator-General must, by way of written notice, inform the proponent the referral stage need not be complied with:
    - (a) under subsection (3), if no additional information required; or
    - (b) within 10 business days of receiving a response under subsection (4).

## 11.3 Referral stage

- (1) If referral of the application is required, the process outlined in section 10.3 applies as if it was under section 11.3.

## 11.4 Decision stage

- (1) The Coordinator-General must decide the application in accordance with section 84AB of the SDPWOA and this development scheme within 20 business days (the decision-making period) of:
  - (a) the end of the application stage provided the referral stage is not applicable; or
  - (b) the end of the referral stage.

- (2) The Coordinator-General will assess the application having regard to:
  - (a) the application and any additional information;
  - (b) any referral entity submissions;
  - (c) this development scheme and any relevant policies; and
  - (d) any other matter the Coordinator-General considers to be relevant.
- (3) Subsections 10.6(4-7) apply as if they were part of section 11.4(4-7).

## 12. Extend a currency period

- (1) To be a properly made application, the application must:
  - (a) provide sufficient details to identify the approval for which the extension is being requested;
  - (b) include the name and address of the proponent;
  - (c) include the written consent of the owner of the land;
  - (d) include sufficient grounds to support the application;
  - (e) include payment of the relevant fee; and
  - (f) be made before the end of the currency period for the approval.
- (2) The current approval does not lapse until the Coordinator-General makes a decision on the application.
- (3) Within 10 business days of receiving the application, the Coordinator-General must issue a written notice that:
  - (a) states:
    - (i) the application has been accepted as being a properly made application; and
    - (ii) the proponent is to provide additional information by a specified date or that no additional information is required; or
  - (b) states the application has not been accepted as a properly made application and the reasons for the decision.
- (4) If the proponent receives a written notice for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
- (5) Referral entities may be consulted if, in the opinion of the Coordinator-General, the application would affect any matters about which a referral entity has jurisdiction.
- (6) The Coordinator-General must make a decision on the application within 20 business days (the decision-making period) of:
  - (a) if no additional information is requested – issuing notice to that effect under subsection (3); or
  - (b) if additional information is requested – receipt of a response under subsection (4).

- (7) In deciding the application the Coordinator-General must approve or refuse the application.
- (8) The Coordinator-General must give the decision notice to the proponent and any referral entities affected by the decision.
- (9) The decision notice must be given within 10 business days after the day the decision is made and include:
  - (a) whether the application is approved, approved with conditions or refused, and if refused, the reasons for the decision; and
  - (b) if the application is approved, that the decision notice becomes the new decision notice for the approval.

## **13. Make a minor change to an application**

- (1) A minor change to an application means a change that does not, in the Coordinator-General's opinion, substantially alter the original application in a way that would:
  - (a) result in a substantially different application, e.g.:
    - (i) involves a new use or a significant increase in the scale of the use;
    - (ii) applies to different lots or new areas of land within lots subject to the application;
  - (b) cause the Coordinator-General to make an information request about the change;
  - (c) cause a referral entity to make or alter a referral entity submission, if one has already been made;
  - (d) cause a person to make or alter a submission, if one has already been made;
  - (e) compromise the ability of the Coordinator-General to make a decision on the original application by changing the:
    - (i) type of approval being sought; or
    - (ii) any plans required to support an approval.
- (2) If the application for a minor change to an application is made during the decision stage for the original application, the decision-making period for the original application is on hold until the Coordinator-General makes a decision on the application for a minor change.
- (3) To be a properly made application, the application must:
  - (a) identify the original application to which this application applies;
  - (b) identify the change to the original application which is being sought;
  - (c) identify if the proposed change is likely to require referral to a referral entity;
  - (d) include payment of the relevant fee; and
  - (e) be accompanied by sufficient information to support the proposed change.
- (4) Subsections 12(3-8) apply as if they were part of section 13(4-8).

- (5) The decision notice must be given within 10 business days after the day the decision is made and must include:
  - (a) whether the application is approved or refused, and if refused, the reasons for the decision;
  - (b) if the application is approved, a statement that the assessment of the original application can continue as if the minor change was part of the original application; or
  - (c) if the application is refused, a statement that assessment of original application will continue unless the proponent withdraws the original application.

## **14. Make a minor change to an approval**

- (1) A minor change to an approval means a change that does not, in the Coordinator-General's opinion, substantially alter the original approval in a way that would:
  - (a) result in a substantially different use, e.g.:
    - (i) involves a use that is different to the approved use; or
    - (ii) results in different or additional impacts that have not been assessed as part of the process to gain the original approval; or
    - (iii) apply to different lots or new areas of land within lots subject to the approval
  - (b) if the proposed change would have been included in the process to gain the original approval – have caused:
    - (i) the Coordinator-General or a referral entity to request additional information about the change; or
    - (ii) a referral entity to make or alter a referral entity submission about the change; or
    - (iii) a person to make or alter a submission about the change
  - (c) substantially alters any other matter of the approval.
- (2) To be a properly made application, the application must:
  - (a) identify the original approval to which this application applies;
  - (b) identify the changes to the original approval which are being sought;
  - (c) include the consent of the owner of the land subject to the application;
  - (d) identify if the proposed change is likely to require referral to a referral entity;
  - (e) include payment of the relevant fee; and
  - (f) be accompanied by sufficient information to support the proposed change.
- (3) Subsections 12(3-8) apply as if they were part of section 14(3-8).
- (4) The decision notice must include:
  - (a) whether the application is approved or refused, and if refused, the reasons for the decision; and

- (b) if the application is approved, that the decision notice becomes the new decision notice for the approval.

## 15. Undertake a prior affected use

- (1) An owner of an interest in land wishing to undertake a prior affected use must make a written application to the Coordinator-General for approval of the prior affected use if:
  - (a) the alternative lawful use was one that was permitted to occur immediately before this development scheme came into effect;
  - (b) the previous approval was in effect immediately before this development scheme came into effect and the currency period for the previous approval has not lapsed before this development scheme came into effect; and
  - (c) the commencement of the prior affected use would be an offence under section 84 of the SDPWOA.
- (2) To be a properly made application, the application must:
  - (a) include a description of the land, the subject of the application;
  - (b) include the name and address of the owner of interest in land;
  - (c) identify the proposed use or uses for which approval is sought;
  - (d) include payment of the relevant fee;
  - (e) if for an alternative lawful use, include documentation that demonstrates that the use was one that was permitted prior to this development scheme coming into effect;
  - (f) if for a previous approval, include a copy of the previous approval, including any conditions, issued to which the approval applies; and
  - (g) be accompanied by sufficient information to support the proposed application.
- (3) Within 20 business days of receiving the application the Coordinator-General must issue a written notice that:
  - (a) states:
    - (i) the application has been accepted as being properly made application; and
    - (ii) the proponent is to provide additional information by a specified date or advise that no additional information is required; or
  - (b) states the application has not been accepted as a properly made application and the reasons.
- (4) If the proponent receives a written request for additional information, the application will lapse by the date specified in the notice, unless the proponent provides, to the satisfaction of the Coordinator-General, all or part of the requested information.
- (5) When assessing the application, the Coordinator-General must have regard to the following:

- (a) the planning scheme for the relevant local government that was in effect at the time this development scheme came into effect;
  - (b) this development scheme and any relevant policies;
  - (c) the nature of the proposed use and its potential impacts on the preferred uses of this development scheme;
  - (d) the currency period of any previous approval; and
  - (e) any other matters the Coordinator-General deems relevant.
- (6) In making a decision, the Coordinator-General must consider if, in the opinion of the Coordinator-General, the application:
- (a) is consistent with or would not compromise any aspect of this development scheme; or
  - (b) does not meet paragraph (a) but there are mitigating circumstances for approving the application.
- (7) In deciding the application, the Coordinator-General must:
- (a) approve the application;
  - (b) approve the application subject to conditions; or
  - (c) refuse the application.
- (8) Referral entities may be consulted if, in the opinion of the Coordinator-General, the application would affect any matters about which a referral entity has jurisdiction.
- (9) The Coordinator-General may impose a condition on an approval to:
- (a) place a limit on how long the use may continue; or
  - (b) require any necessary decommissioning or restoration of the premises; or
  - (c) give effect to any aspect of this development scheme.
- (10) The Coordinator-General must give the decision notice to the proponent within 10 business days after the day the decision is made and include:
- (a) whether the application is approved, approved subject to conditions or refused and if refused the reasons for the decision;
  - (b) if the application is approved subject to conditions, the conditions;
  - (c) the currency period for any approval;
  - (d) if refused, state that under section 87 of the SDPWOA the owner of an interest in land may be entitled to compensation.

## **16. Compliance with this development scheme**

- (1) If a procedural requirement of this development has not been fully complied with, but the Coordinator-General is satisfied the non-compliance, or partial compliance, has not substantially restricted the opportunity for a person to exercise the rights conferred on the person by this development, the Coordinator-General may deal with the matter in the way the Coordinator-General deems appropriate.

- (2) At any point during an application, a proponent may request by way of written notice to the Coordinator-General, that their application be placed on hold. The notice must outline the reasons for the request. If the Coordinator-General is satisfied with the request, the Coordinator-General may place the application on hold for no longer than 12 months from the date of the application.
- (3) The Coordinator-General will only consider applications under subsection (2) under exceptional circumstances.

## **17. Townsville Zinc Refinery Act 1996**

- (1) The *Townsville Zinc Refinery Act 1996* identifies purposes for the Townsville Zinc Refinery Land. Applications under this development scheme over this land consistent with Schedule 3 Part 1 of the *Townsville Zinc Refinery Act 1996* will be approved by the Coordinator-General without conditions.

## **18. Decisions made under this development scheme**

- (1) If an approval is given in accordance with this development scheme, the approval takes effect from:
  - (a) the time the decision is made; or
  - (b) where the application includes an environmentally relevant activity, the time when the administering authority for the environmentally relevant activity issues the environmental authority under the EP Act.
- (2) There is no appeal against any decision of the Coordinator-General made under this development scheme.
- (3) The Coordinator-General must hold for inspection a copy of all decision notices given under this development scheme.

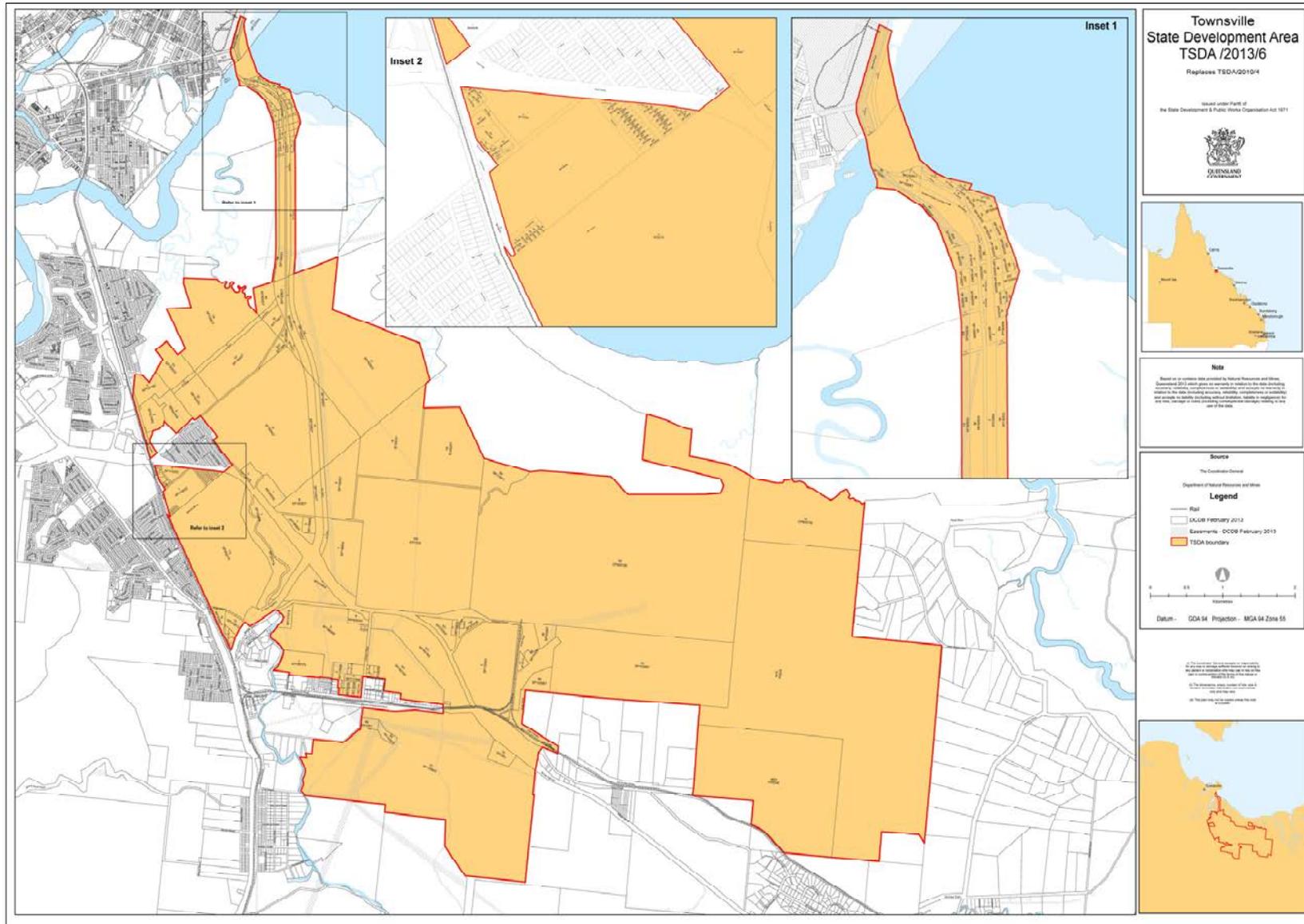
## **19. Approval attaches to land**

- (1) An approval given under this development scheme attaches to the land and binds the owner, the owner's successors in title and any occupier of the land.
- (2) To remove any doubt, it is declared that subsection (1) applies even if later development (including reconfiguring a lot) is carried out on the land (or the land is reconfigured).

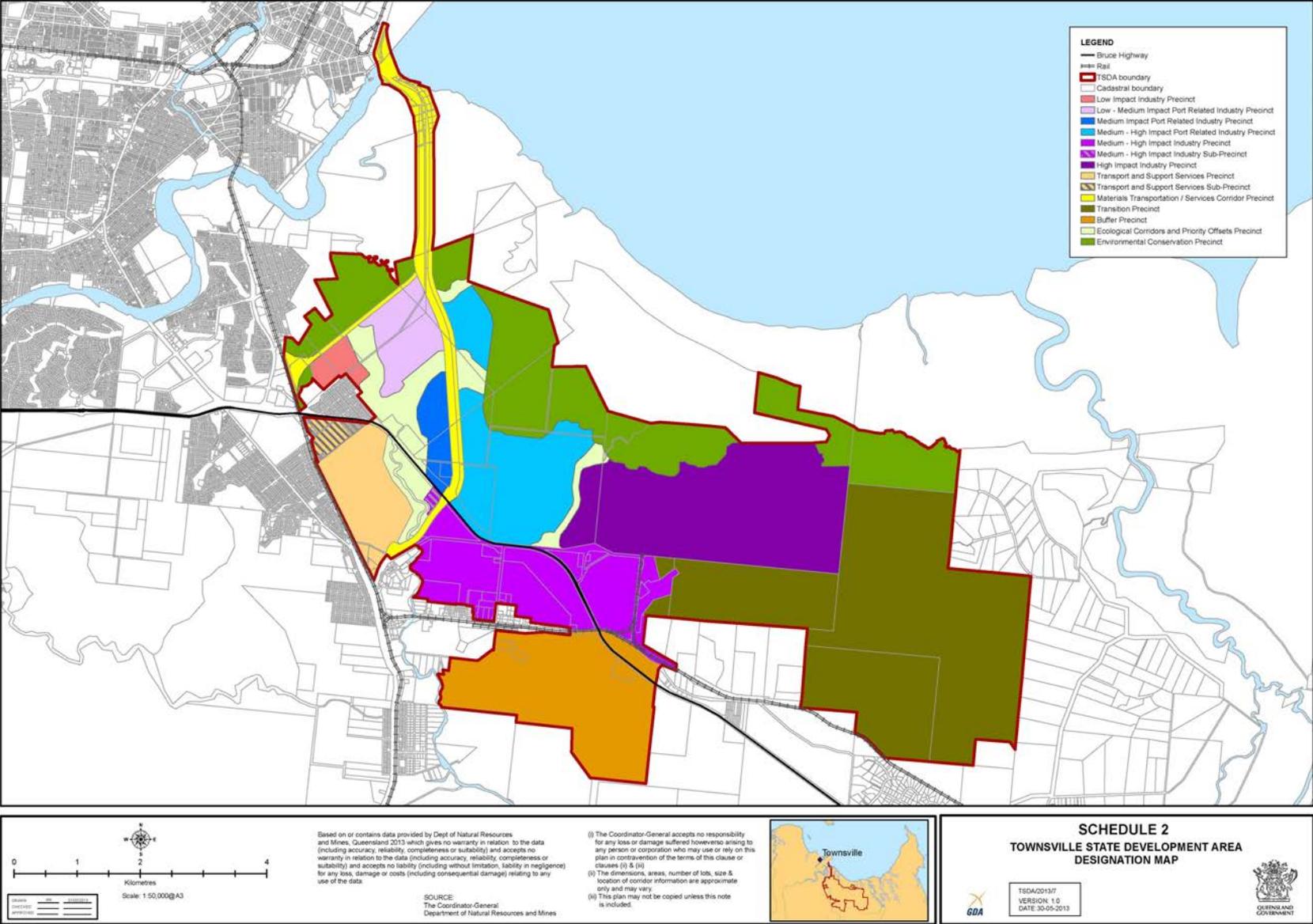
## **20. Status of applications under superseded development schemes**

- (1) Subject to subsection (2), applications or requests made, but not decided, before the commencement of a new or varied development scheme for the TSDA will continue to be assessed and decided under the development scheme in force at the time the application or request was made.
- (2) In assessing the application the Coordinator-General may consider the new or varied development scheme to the extent the Coordinator-General deems appropriate.

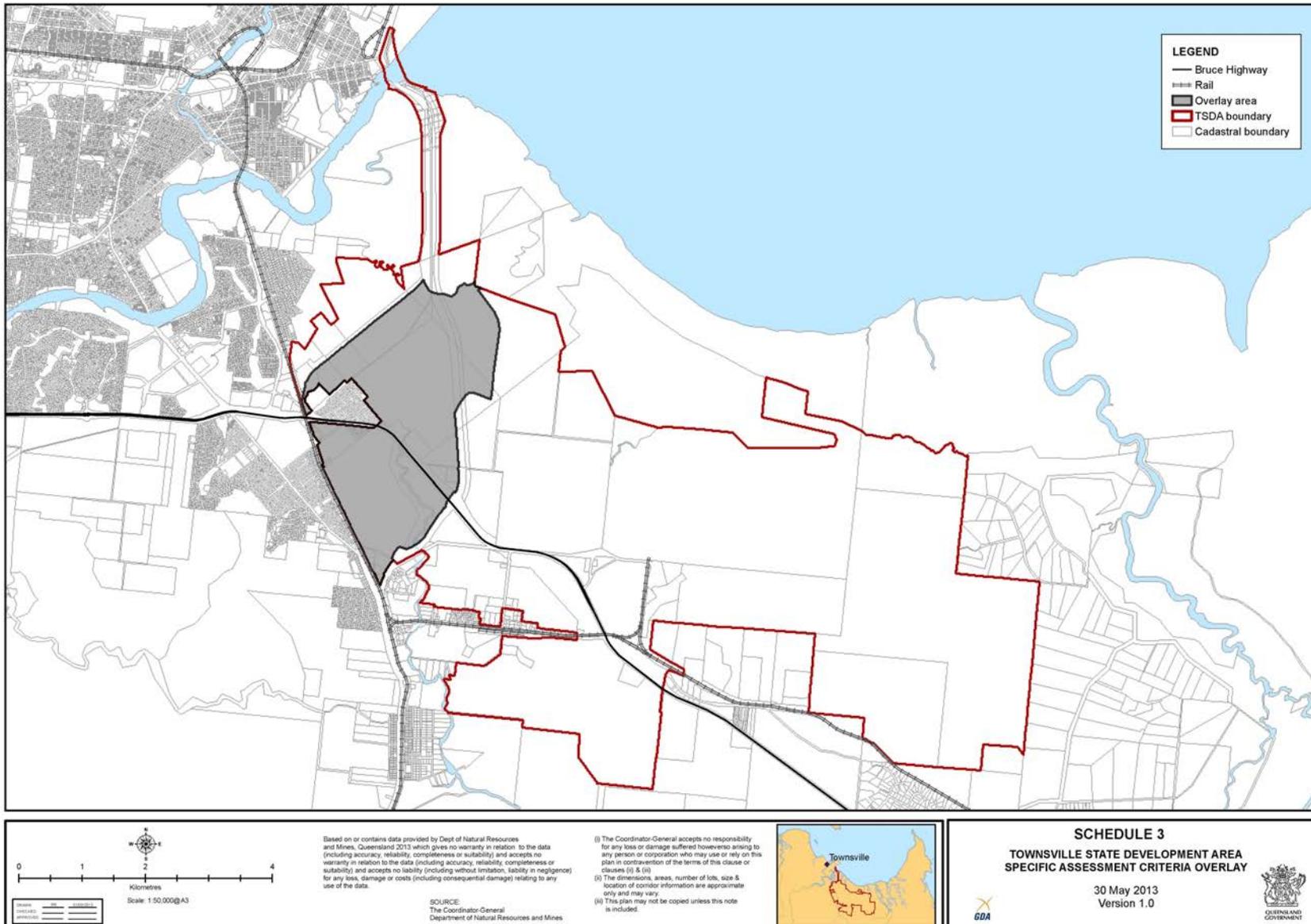
# Schedule 1—Map of the TSDA



# Schedule 2—TSDA designation map



# Schedule 3—Specific assessment criteria overlay map



# Schedule 4—Assessment criteria

- (1) The assessment criteria support the strategic vision, overall objectives and the preferred land use intent for the precincts.
- (2) General requirements for development in the TSDA are included in Table 14.
- (3) Requirements for development subject to the Specific Assessment Criteria Overlay are included in Table 15.

**Table 14 Assessment criteria for development in the TSDA**

<b>Infrastructure</b>													
1.	Development maximises infrastructure efficiency and minimises infrastructure costs for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy.												
2.	Development does not compromise the establishment and operation of existing and/or potential future infrastructure in the Materials Transportation / Services Corridor Precinct.												
3.	Development provides for and protects the safe and efficient function of the Bruce Highway, the North Coast rail line and Townsville Port Access Road.												
<b>Development footprint</b>													
4.	Industrial development with the following development footprints (consistent with the preferred land use intent) is accommodated on the following development parcel sizes: <table border="1" data-bbox="352 1037 1142 1312"> <thead> <tr> <th>Development footprint</th> <th>Minimum parcel size</th> </tr> </thead> <tbody> <tr> <td>Small</td> <td>1ha</td> </tr> <tr> <td>Small - Medium</td> <td>2ha</td> </tr> <tr> <td>Medium</td> <td>5ha</td> </tr> <tr> <td>Medium - Large</td> <td>10ha</td> </tr> <tr> <td>Large</td> <td>25ha</td> </tr> </tbody> </table>	Development footprint	Minimum parcel size	Small	1ha	Small - Medium	2ha	Medium	5ha	Medium - Large	10ha	Large	25ha
Development footprint	Minimum parcel size												
Small	1ha												
Small - Medium	2ha												
Medium	5ha												
Medium - Large	10ha												
Large	25ha												
<b>Emissions</b>													
5.	Levels of emissions from development including noise, air pollutants, water pollutants, heat, light and electromagnetic radiation, are compatible with the precinct intent, surrounding land uses and local environmental constraints, with emissions and hazards to be managed in accordance with the following legislation (and any subsequent revisions): <ul style="list-style-type: none"> <li>• the Environmental Protection (Air) Policy 2008</li> <li>• the Environmental Protection (Noise) Policy 2008</li> <li>• the Environmental Protection (Water) Policy 2009</li> <li>• the Waste Reduction and Recycling Act 2011</li> <li>• the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011.</li> </ul>												
6.	Development with a potential to impact on the air quality of Townsville will be expected to conduct air shed modelling, in accordance with current best practise, to demonstrate compliance with air quality standards.												
7.	Development is to minimise potential impacts of conflicts arising from (but not limited to) spray drift, odour, noise, dust, smoke or ash emissions with sensitive uses. This can be achieved by an effective separation or other demonstrated effective management tool.												
<b>Visual impacts</b>													
8.	Visual impacts of buildings and any retaining structures are minimised through building design												

	and landscaping when viewed from a publicly accessible view point such as major roads, public parks or Cleveland Bay.
9.	Incorporate high quality urban design and landscape treatments particularly for those areas that are highly visible from the Bruce Highway and external to the TSDA.
<b>Flooding</b>	
10.	Development is to demonstrate through appropriate flood modelling that appropriate levels of flood immunity can be achieved while avoiding alterations to existing flow rates, flood heights or other flooding impacts on upstream, downstream, or adjacent properties. This includes potential impacts from changes to stormwater flows, local flooding and storm surge.
<b>Contaminated land</b>	
11.	Development of land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register is to be investigated to ensure impacts to human health and the environment are not adversely affected. If required, develop a strategy to manage the existing contamination and potential for additional contamination such that impacts to human health and the environment are not adversely affected.
<b>Acid sulfate soils</b>	
12.	Development avoids or minimises disturbance to acid sulfate soils. Where disturbance to acid sulfate soils is unavoidable, disturbance will be managed in accordance with current best practice.
<b>Energy and water efficiency</b>	
13.	Building, site design and layout maximises energy efficiency having regard to: <ul style="list-style-type: none"> <li>• building orientation and passive solar design</li> <li>• maximising opportunities for cross ventilation</li> <li>• appropriate shade treatments</li> <li>• landscaping treatments to the western side of the building.</li> </ul>
14.	Water efficiency is optimised by minimising the use of reticulated town water through the use of alternative water supply sources, including: <ul style="list-style-type: none"> <li>• rainwater harvesting systems</li> <li>• recycled water source.</li> </ul>
<b>Climate change</b>	
15.	Development will be expected to minimise its emission of greenhouse gases and identify how the use will adapt to projected climate change conditions.
<b>Road works</b>	
16.	Increased traffic arising from development is either able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts on existing and future uses.
17.	Local road networks within, and intersections connecting precincts, are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.
18.	Site layout facilitates safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of the use of external road, rail or transport infrastructure.
<b>Water quality</b>	
19.	Development incorporates best practice Integrated Water Cycle Management strategies.
20.	Water sensitive urban design principles are integrated into the development.
21.	Development is managed such that the quality of surface water, groundwater, or water with the potential to enter the Great Barrier Reef World Heritage Area, is enhanced.

22.	Development protects the environmental values <sup>3</sup> of surface waters and groundwaters by: <ul style="list-style-type: none"> <li>• reducing potential adverse impacts on water quality</li> <li>• preventing direct or indirect discharge of contaminants to surface or groundwater bodies</li> <li>• managing stormwater runoff</li> <li>• providing adequate treatment and distribution infrastructure;</li> <li>• providing on-site disposal and treatment</li> <li>• managing dangerous and/or hazardous substances.</li> </ul>
23.	Development protects the ecological and hydraulic function of waterway corridors in the TSDA.
<b>Environment, cultural heritage and community</b>	
24.	Environmental values, cultural heritage values and community values of the site and immediate surrounds are identified and protected, consistent with current best practice. Values are to be determined by detailed investigations prepared in accordance with a recognised methodology, and include the identification of local, regional, state and national values where relevant.
25.	Any environmental offsets required as a result of development impacts must be offset in accordance with current best practice and relevant Queensland or Commonwealth Government policy. Development should demonstrate how offsets can be achieved and implemented within the Ecological Corridors and Priority Offsets Precinct and Environmental Conservation Precinct before seeking solutions external to the TSDA.
26.	Buffer requirements for new uses are to be accommodated within the development site.
<b>Engineering Standards</b>	
27.	Development is to be designed and constructed in accordance with the Table of Relevant Engineering Standards (and any subsequent revisions to the relevant standards) below. Alternative, innovative solutions are encouraged.
<b>Table of Relevant Engineering Standards</b>	
Sewer and water	<ul style="list-style-type: none"> <li>• Standards of the relevant water and sewerage service provider</li> </ul>
Stormwater quality	<ul style="list-style-type: none"> <li>• State Planning Policy 4/10: Healthy Waters and associated guideline</li> <li>• Water sensitive urban design: Design objectives for urban stormwater management</li> <li>• Environmental Protection Policy (Water)</li> <li>• Construction and Establishment Guidelines, Swales, Bioretention Systems and Wetlands</li> <li>• Concept Design Guidelines for Water Sensitive Urban Design</li> <li>• Standard Drawings for Water Sensitive Urban Design</li> <li>• Queensland Urban Drainage Manual (QUDM)</li> <li>• Australian Rainfall and Runoff (ARR) - where referenced by QUDM</li> </ul>
Roads (major)	<ul style="list-style-type: none"> <li>• DTMR's Road Planning and Design Manual - A guide to Queensland Practice (when available). (Note: This document is currently in preparation and will reference Austroads Guide to Road Design.) Until the Road Planning and Design Manual – A guide to Queensland Practice is available; refer to DTMR's Interim Guide to Road Planning and Design Practice</li> <li>• DTMR Pavement Design Manual</li> <li>• DTMR Bridge Design Manual</li> <li>• Queensland Urban Drainage Manual (QUDM) - Chapter 7</li> <li>• DTMR Drainage Design Manual</li> </ul>

<sup>3</sup> Environmental values and water quality objectives for TSDA waters are stated in the *Environmental Protection (Water) Policy 2009*.

	<ul style="list-style-type: none"> <li>• Manual of Uniform Traffic Control Devices</li> <li>• DTMR Guide to Pavement Markings</li> <li>• Australian Standard AS1158 (Street Lighting)</li> <li>• Complete Streets Manual 2010 (Section 17: Industrial Streets)</li> </ul>
Roads (minor)	<ul style="list-style-type: none"> <li>• Relevant local government construction standards</li> </ul>
Site access	<ul style="list-style-type: none"> <li>• Relevant local government construction standards</li> </ul>
Footpaths and cycle paths	<ul style="list-style-type: none"> <li>• Local government standards for construction</li> <li>• Austroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths</li> </ul>
Soil erosion	<ul style="list-style-type: none"> <li>• International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control</li> </ul>
Filling	<ul style="list-style-type: none"> <li>• AS3798 – Guidelines on Earthworks for Commercial and Residential Developments</li> </ul>
<b>Built form</b>	
28.	The scale, character and built form of development contributes to a high standard of amenity consistent with surrounding areas and the intent of the precinct.
<b>Landscaping</b>	
29.	Development provides landscaping that: <ul style="list-style-type: none"> <li>• minimises the visual impacts of the development</li> <li>• incorporates at least 50% local species</li> <li>• is low maintenance.</li> </ul>
<b>Other government matters</b>	
30.	New development is to demonstrate consistency with relevant legislation, regional plans, State Planning Policies to the extent practicable where the State interests articulated by these instruments may be affected by the proposed new use.
31.	New uses are to avoid or minimise adverse impacts on existing or proposed State or local infrastructure.

**Table 15 Assessment criteria for development in the Specific Assessment Criteria Overlay area**

<b>Flooding</b>	
32.	Within the overlay area, development may consider flood mitigation works within the Ecological Corridors and Priority Offsets Precinct. Development will demonstrate that the extent of such works must be proportional to the total flood balance and the identified development precincts within the overlay area. Proposed flood mitigation works must not restrict the development of other land within the overlay area.
<b>Environmental and cultural heritage</b>	
33.	Flood mitigation works are to integrate environmental, cultural heritage and stormwater management outcomes.

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