

CAIRNS SOUTH STATE DEVELOPMENT AREA

Public consultation - potential expansion and draft development scheme



PROGRESS UPDATE

The **Cairns South State Development Area (SDA)** was declared in November 2018 as a special economic zone for regionally significant industrial development to support the long-term needs of the economy and create jobs.

Since declaration, the Coordinator-General has undertaken further planning and infrastructure analysis for the Cairns South SDA.

A **potential expansion of the Cairns South SDA** has also been investigated by the Coordinator-General. The potential SDA expansion includes 332-hectares of land around the Mulgrave Mill at Gordonvale to support the sugar industry.

A **draft development scheme has been prepared** which addresses both the potential SDA expansion and the Cairns South SDA.

The **Coordinator-General is now seeking the public's views** on the potential SDA expansion and the draft development scheme.



POTENTIAL SDA EXPANSION

The Coordinator-General has **identified an opportunity to expand the Cairns South SDA** to include land around the Mulgrave Mill at Gordonvale.

This potential SDA expansion would support the **Mulgrave Mill's future diversification plans**, including industrial development opportunities that value-add to the sugar refining process.

The uses envisaged for the Mulgrave Mill industrial area would be dependent on the Mulgrave Mill's by-products, including energy, waste and/or water.

The potential SDA expansion would also provide greater **certainty to the sugar industry** by retaining land for cane supply to the Mulgrave Mill in the Rural Use Precinct as well as protecting the Mulgrave Mill from urban encroachment.



DRAFT DEVELOPMENT SCHEME

The **draft Cairns South SDA Development Scheme** has been informed by engagement with key stakeholders and detailed technical analysis including consideration of site characteristics, infrastructure and traffic requirements, and social, economic and environmental factors.

A development scheme is a document **prepared by the Coordinator-General** to regulate development in an SDA. The draft development scheme is unique to the Cairns South SDA, and identifies the preferred land uses for the area and opportunities and constraints to development, as well as the process for making an application or request to the Coordinator-General for assessment and decision.

The Coordinator-General will **assess and decide applications** involving:

material change of use – the start of a new use or an increase in the intensity of an existing use

reconfiguring a lot – the subdivision of lots, amalgamation of lots or rearranging boundaries

operational works – where associated with a material change of use or reconfiguring a lot.

Ten development precincts are identified in the draft Cairns South SDA development scheme which facilitate:

- ➔ the establishment of regionally significant industrial development
- ➔ the establishment of a regional intermodal facility
- ➔ the development of priority industries, including biofutures, advanced manufacturing and defence
- ➔ the diversification of the Mulgrave Mill and bio-industrial development
- ➔ the management of potential impacts on the sugar industry by retaining approximately 60% of the SDA for sugar cane farming and research while promoting a staged approach to industrial development
- ➔ the protection of environmental, cultural heritage, and community values.



PUBLIC CONSULTATION

Community feedback on the potential SDA expansion and the draft development scheme is now welcome.

The **Coordinator-General will consider feedback** received through the public consultation process prior to the government's consideration of the potential SDA expansion and development scheme.



HAVE YOUR SAY

Make a submission by 11 October 2019.

Visit: haveyoursay.dsd.qld.gov.au

Email: sdainfo@coordinatorgeneral.qld.gov.au

Write: PO Box 15517, City East QLD 4002

COORDINATOR-GENERAL



**Queensland
Government**

Proposed development precincts for the Cairns South SDA and potential SDA expansion

Intermodal Transport Precinct (50 ha)

Supports the establishment of a regional intermodal facility servicing the Queensland Rail North Coast Line and Bruce Highway

Rail Dependent Precinct (60 ha)

Accommodates medium and high impact industry reliant on rail and road transport infrastructure

High Impact Industry (65 ha)

Accommodates regionally significant industrial development requiring a large footprint, significant buffers, access to road and rail, and supports the QLD Government priority sectors

Medium Impact Industry Precinct (156 ha)

Accommodates regionally significant industrial development that has identifiable and measurable impacts, requires separation from sensitive land uses, and supports road and rail linkages

Mulgrave Mill Industry Precinct (37 ha)

Supports the ongoing operation of the Mulgrave Mill and promotes industrial development which relies on the Mill's products or by-products

Transport and Support Services Precinct (10 ha)

Supports the operation and potential future expansion of sugar processing and cane transportation activities associated with the Mulgrave Mill

Infrastructure Corridor Precinct (18 ha)

Accommodates infrastructure-related development that services the Cairns South SDA and retains a corridor for the construction, operation and maintenance of existing and future infrastructure

Sugar Research Precinct (34 ha)

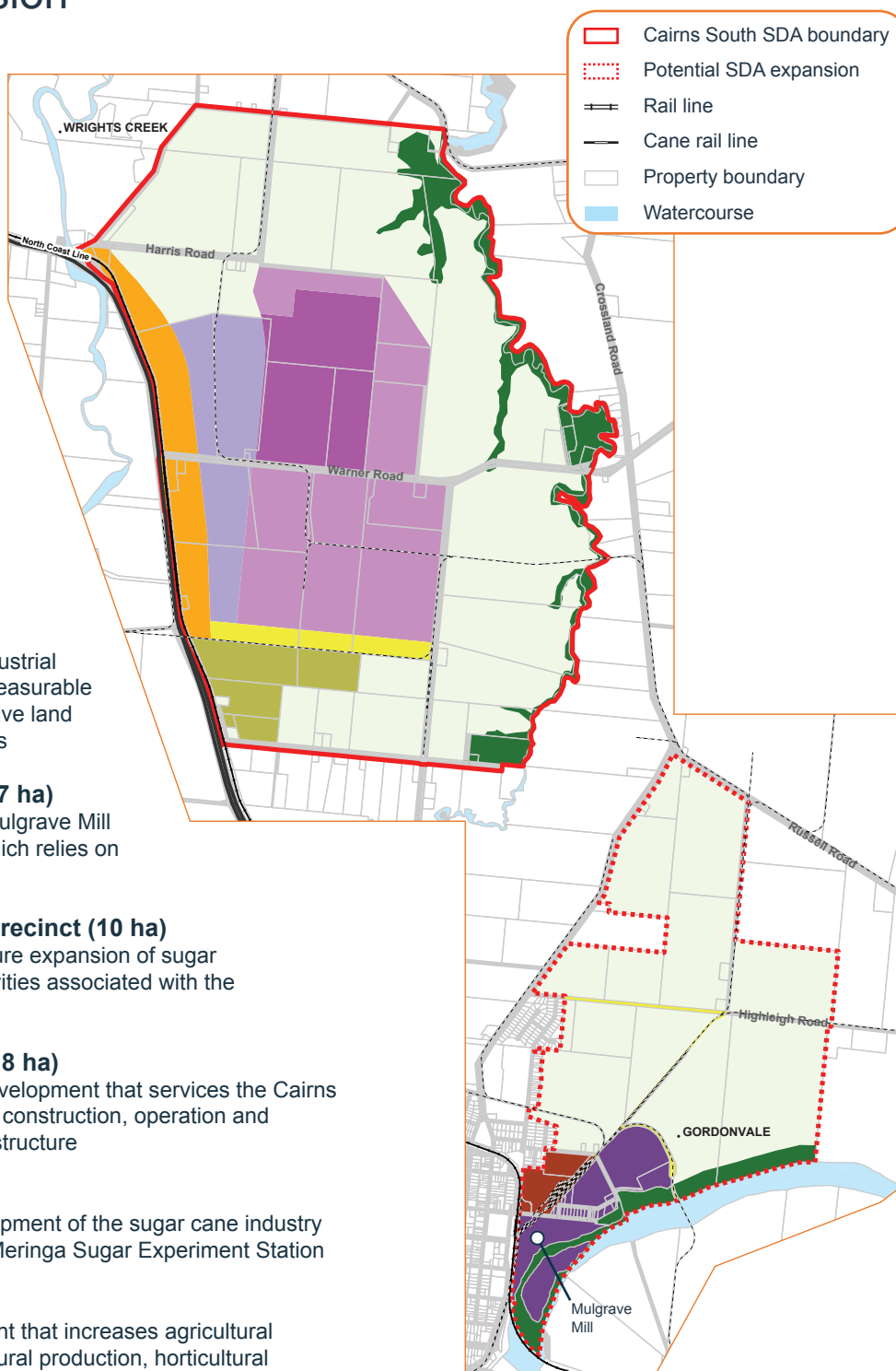
Accommodates the research and development of the sugar cane industry and protects the heritage values of the Meringa Sugar Experiment Station

Rural Use Precinct (678 ha)

Accommodates rural-related development that increases agricultural productivity or viability, including agricultural production, horticultural production. The precinct will also ensure efficient function of cane rail infrastructure

Environmental Management Precinct (80 ha)

Remains development free and protects and manage existing ecosystems and natural processes



Further information

Visit: www.dsdmip.qld.gov.au/cairns-south-sda

Email: sdainfo@coordinatorgeneral.qld.gov.au

Call: 1800 001 048