

# Gladstone State Development Area

## Public consultation – Draft development scheme and potential boundary change

A State Development Area (SDA) is an area of land that has been set aside to promote economic growth in Queensland. The Coordinator-General is responsible for planning, establishing and managing SDAs in Queensland.

The Gladstone SDA was declared in 1993 as a defined area of land dedicated for industrial development and materials transportation infrastructure.

The Gladstone SDA comprises 27,194 hectares of land located approximately 15 kilometres north west of Gladstone and adjacent to the Port of Gladstone.

The Gladstone SDA supports the establishment of industrial development and materials transportation infrastructure of regional, state and national significance.

## Gladstone SDA Development Scheme

Development within the Gladstone SDA is regulated by a development scheme prepared by the Coordinator-General under the *State Development and Public Works Organisation Act 1971*.

The development scheme is unique to the Gladstone SDA, and identifies the preferred land uses for the area and opportunities and constraints to development. It also sets out the process for making an application or request to the Coordinator-General for assessment and decision.

The current version of the Gladstone SDA development scheme was approved by the Governor in Council in November 2015.

## Draft development scheme

To ensure the Gladstone SDA remains an attractive prospect for future industrial development, the Coordinator-General has undertaken a comprehensive review of the Gladstone SDA development scheme having regard to:

- regulatory reform since the current development scheme was approved
- market demand, current projects and proposals, and the Queensland Government's policy direction
- recent strategic analysis and investigations.

The Coordinator-General has prepared a draft development scheme for the Gladstone SDA.

## Potential boundary change

The Coordinator-General is also considering changing the boundary of the Gladstone SDA (known as a 'variation') to remove small sections of land to reduce complexity and burden on landowners and to better align with the intent of the Gladstone SDA.

The key potential changes to the Gladstone SDA and development scheme are summarised on the next page.

## Summary of proposed changes

Reducing 13 precincts to six precincts to minimise complexity and provide flexibility for a broad range of industrial development opportunities

Regulating reconfiguring a lot to improve development coordination and streamline assessment processes

Introducing new SDA self-assessable development to reduce regulatory burden

Identifying development that does not require public consultation

Changes to precinct boundaries to align with updated mapping

Removing approximately 250 hectares to reduce complexity and burden for landowners

Introducing new SDA wide assessment criteria to manage and reduce risk

An updated format, layout and presentation to improve readability and consistency

## Public consultation

Feedback on the potential boundary change and draft development scheme for the Gladstone SDA is now welcome.

The Coordinator-General will consider all feedback received through the public consultation process prior to the government's consideration of the potential change to the Gladstone SDA boundary and Gladstone SDA draft development scheme

## Have your say

Make a submission by 8 November 2021.

**Visit:** [haveyoursay.dsd.qld.gov.au](https://haveyoursay.dsd.qld.gov.au)

**Email:** [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au)

**Write:** Gladstone State Development Area

Office of the Coordinator-General

PO Box 15517, City East Qld 4002