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PART 8 - GLADSTONE STATE DEVELOPMENT AREA LOCALITY

Division 1 – Preliminary

8.1 Description

The extent of the Gladstone State Development Area (GSDA) Locality is shown on the Locality Plan Map OE.

Note, the planning scheme only applies to “Other Development” where on land within the GSDA and has no force or effect in regards to a Material Change of Use where on land within the GSDA.

8.2 Gladstone State Development Area Locality

The provisions in this part comprise the following:

- (a) Preliminary Provisions for the GSDA Locality (**Division 1**).
- (b) General Provisions for Assessment Tables (**Division 2**).
- (c) Assessment Table for Other Development (**Division 3**)
- (d) General Provisions for the GSDA Locality Code (**Division 4**);
- (e) Overall Outcomes for the GSDA Locality Code (**Section 8-7**);
- (f) Specific Outcomes and Probable and Acceptable Solutions for the GSDA Locality Code (**Section 8-8**).

Division 2 – General Provisions for Assessment Tables

8.3 Assessment Categories for Other Development

- (1) The assessment categories are identified for Other Development in **Table 8-1** as follows:
 - (a) **Table 8-1** – Development listed in Column 1, including:
 - (i) carrying out drainage and plumbing work;
 - (ii) carrying out building work not associated with a material change of use;
 - (iii) erection of advertising sign on premises not associated with a material change of use;
 - (iv) carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and including earthworks involving filling or excavation of land;
 - (v) reconfiguring a lot;
 - (vi) carrying out operational work for reconfiguring a lot; and
 - (vii) other

8.4 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in Each Zone

- (1) The relevant assessment criteria in the GSDA Locality are referred to in **Table 8-1**
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

Division 3 – Assessment Tables for the Gladstone State Development Area Locality – Other Development

Table 8-1 Assessment Categories and Relevant Assessment Criteria for the Gladstone State Development Area Locality – Other Development

Note:

- The Gladstone State Development Area Locality Code applies to all assessable development in this locality.
- Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see Section 1.13(3) explaining how the higher assessment category prevails.

Column 1 Type of Development	Column 2] Assessment Category	Column 3 Relevant assessment criteria ¹ – applicable code if development is self-assessable or requires code assessment
Carrying out drainage and plumbing work	Exempt	
Carrying out building work not associated with a material change of use	Code	Gladstone State Development Area Locality Code Environment and Infrastructure Code
Erection of an advertising device (operational works) on premises not associated with a material change of use	Self Assessable	Advertising Devices Code Environment and Infrastructure Code Gladstone State Development Area Locality Code Operational Works (Earthworks) Code
Carrying out operational work not associated with a material change of use and not associated with reconfiguring a lot and including earthworks involving filling or excavation of land. ²	Code where involving 100m ³ or more earthworks • Otherwise Exempt	Operational Works (Earthworks) Gladstone State Development Area Locality Code Environment and Infrastructure Code

¹ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

² Assessable development being operational work that is clearing of native vegetation consistent with Schedule 8 of IPA will be assessed under the provisions of the *Vegetation Management Act 1999* and the State code for clearing of vegetation on freehold land.

Column 1 Type of Development	Column 2] Assessment Category	Column 3 Relevant assessment criteria ³ – applicable code if development is self-assessable or requires code assessment
Reconfiguring a lot ⁴	Code Assessable	Reconfiguring a Lot Code Environment and Infrastructure Code
Carrying out operational work for reconfiguring a lot	Code Assessable	Reconfiguring a Lot Code Environment and Infrastructure Code
Other	Exempt	

³ For impact assessable development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with Section 3.5.5 of the IPA.

⁴ Under IPA, Schedule 9, Table 3 reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating two or more lots, for a building format plan that does not subdivide land, as well as other purposes listed in the Schedule.

Division 4 – General Provisions for the Gladstone State Development Area Locality Code

8.5 Gladstone State Development Area Locality Code

The following provisions comprise the Gladstone State Development Area (GSDA) Locality Code:

- (a) Compliance with the GSDA Locality Code (**Section 8.6**).
- (b) Overall Outcomes for the GSDA Locality (**Section 8.7**).
- (c) Specific Outcomes and Probable and Acceptable Solutions for GSDA Locality (**Section 8.8**);

8.6 Compliance with Gladstone State Development Area Locality Code

Development that is consistent with the following complies with the GSDA Locality Code:

- (a) The Specific Outcomes for the Locality (**Section 8.8**).

8.7 Overall Outcomes for the Gladstone State Development Area Locality Code

- (1) The overall outcomes are the purpose of the Gladstone State Development Area Locality Code.
- (2) The overall specific outcomes sought for the Gladstone State Development Area Locality are to provide, within the Gladstone State Development Zone, the following:
 - (a) industrial development of regional, State and national significance within the Gladstone State Development Zone.
 - (b) a planned industrial development that protects environmental values and optimises benefits to the community.
 - (c) support services and facilities to the industrial activities.
 - (d) dedicated and efficient means of access for materials, products, wastes and services between the Aldoga Industrial Area, Targinie area, Yarwun Industrial Estate and the Port of Gladstone.
 - (e) compliance with the Development Scheme for the Gladstone State Development Area as approved by the Governor in Council.

8.8 Specific Outcomes and Probable and Acceptable Solutions for the Gladstone State Development Area Locality as follows:

- (a) Building Work (**Table 8-2**)
- (b) Access and Parking (**Table 8-3**)
- (c) Reconfiguration of a Lot (**Table 8-4**)

Table 8-2 Building Work

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes	Probable and Acceptable Solutions
Assessable Development	
<p>O1 Development provides for the following:</p> <ul style="list-style-type: none"> (i) buildings are located and oriented having regard to adjoining land uses, landform and watercourses, storage, parking areas and flood immunity; (ii) a high standard of external design and extensive landscaping particularly where fronting major roads; (iii) complements the character of the area; (iv) resource conservation and protection of watercourses and riparian ecology; (v) substantial landscaped buffer areas; (vi) screened storage areas and other activities external to buildings; (vii) efficient functioning of the site in terms of transport and parking activities; and (viii) efficient use of the site and adequate buffering to adjoining land and activities. 	<p>S1 No solution specified</p>
<p>O2 The main entrance to the building complex is easily identifiable and accessible.</p>	<p>S2 No solution specified</p>

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O3	Energy conservation measures has regard to: (i) minimum insulation ratings for walls, floors and roofing; (ii) minimum efficiency ratings for air conditioning and heating equipment; and (iii) total energy use per cubic metre of building space.	S3	No solution specified
O4	Materials and colours blend with naturally occurring colours in the location and bright colours and material which cause glare are avoided.	S4	No solution specified
O5	Storage and service areas are screened from view from all roads, railway corridors and watercourses from which the site is visible.	S5	No solution specified

Table 8-3 Access and Parking

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	Provision of safe and efficient movement of vehicles and pedestrians within the site as well as to and from the site.	S1	No solution specified

Specific Outcomes	Probable and Acceptable Solutions
Assessable Development	
<p>O2.1 All vehicular movement and loading and unloading occurs wholly within the site. Parking is provided at the following rate:</p> <ul style="list-style-type: none"> (i) 1 space per every 3 employees for the maximum number of employees from any one operational shift with additional spaces to accommodate shift changeover requirements; (ii) service vehicles required on the site at any one time; and (iii) the average number at any one time of clients or visitors to the site <p>O2.2 Carparking spaces are to be designed to achieve the following:</p> <ul style="list-style-type: none"> (i) suitable grade for vehicle parking; (ii) easily accessible; (iii) permits free circulation; (iv) minimum dimensions of 5.4 m in length and 2.7 m in width or where situated against a wall, 3 m in width; (v) drained, suitably surfaced, and linemarked; (vi) clearly signed; (vii) reduces solar heating of vehicles; (viii) has effective barriers where adjoining landscaping, steep slopes, and the like; and (ix) provided with clear pedestrian pathways. 	<p>S2 No solution specified</p>
<p>O3 Pedestrian areas to and from the site are clearly marked and separated from vehicular traffic.</p>	<p>S3 No solution specified</p>

Table 8-4 Reconfiguration of a Lot

Note: Where a specific outcome does not have an acceptable solution but which would otherwise be applicable to a particular self assessable development, that part of the code does not apply to self assessable development.

Specific Outcomes		Probable and Acceptable Solutions	
Assessable Development			
O1	<p>The creation of new allotments occurs only as a consequence of the need to accommodate a development which either:</p> <p>(i) has been approved by the Coordinator General as part of the Development Scheme for the Gladstone State Development Area; or</p> <p>(ii) the resulting allotment will not compromise the principles and objectives of the Development Scheme; and</p> <p>(iii) the resulting allotment will not alienate or otherwise compromise the operations of major industrial development in the vicinity.</p>	S1	No solution specified
O2	<p>The allotment provides appropriate dimensions to accommodate all plant, storage and other on site activities as well as providing for a 25 m width to allow for landscaping to all boundaries.</p>		