State Development

The Queensland Doh-lympics

I am but a mushroom, unable to solicit a rational response from authorities, reduced to synthesising my analysis on fragmented snippets of incomplete information. I apologise if on occasion the information proves to be less than accurate but it is the best I can manage. I join the dots and the picture that emerges is far from comforting. This presentation reflects my opinion and is not intended as a statement of facts.

Jan Arens
9th August 2008
Gladstone

In December 1993 approximately 6,800 hectares of land at Aldoga, north-west of Gladstone, was declared a state development area. The declaration followed an extensive review of land in the Gladstone region suitable for future large-scale industrial development.

This land was considered broadly suitable for large-scale industrial development on the basis that it conformed to acceptable engineering, environment and social criteria, as identified in the Gladstone Industrial Land Use Study.

The Gladstone State Development Area has been amended several times and now comprises approximately 25,000 hectares. Amendments include:

- 1997: inclusion of the existing Yarwun Industrial Estate and a materials transportation and services corridor linking the Aldoga and Yarwun areas to Fisherman’s Landing and the proposed Wiggins Island wharves.
- 2001: inclusion of 4,660 hectares of state owned land adjacent to the Aldoga and Yarwun areas.
- 2007: inclusion of three areas to facilitate more effective management, planning and control over industrial and infrastructure development (both existing and proposed) within the state development area.
- July 2008: the inclusion of three new areas.

The new areas are as follows:

- The Curtis Island Industry Precinct provides for the establishment of liquified natural gas facilities on the west coast of southern Curtis Island.

- The Restricted Development Precinct has been applied to the area of Kangaroo Island and is intended to provide for the establishment of essential transportation infrastructure within the Gladstone State Development Area.

- The Environmental Management Precinct has been applied to the area east of the range on southern Curtis Island to recognise, protect and maintain areas of high ecological significance.

Major industries currently established on the Gladstone State Development Area include:
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Management issues in the Gladstone area include:

- **alienation of land with port frontage** by industries not dependent on a coastal location,
- **encroachment on the industrial area** by **incompatible land uses**, and **poor siting of industries**, causing **air emissions** to affect residential areas.
- **Inappropriate land use allocations** in the past,
- **a lack of long-term planning**, and
- **a current shortage of coastal industrial land** are seen as compromising the industrial potential of the area.


The GSDA is managed under a dedicated development scheme merges individual governing regulations designed to streamline the project approvals process facilitate timely and orderly provision of infrastructure needs.

So why SDA??
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Combined 8,800 hectares, enough SDA for 40 smelters

Aldoga Smelter site cleared of vegetation
EIS Approved
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On 11 November 2004 the Australian newspaper had an article about Aldoga in which it quoted the Queensland Minister for State Development, Tony McGrady, as saying:

Whether Aldoga continues with this project is really a matter for Aldoga, but at this stage it does **not** look like Aldoga will go ahead with the project," Mr McGrady said.

Doh!

The article went on to say that Aldoga ....is now 51 per cent owned by Uzbekistani industrial tycoon Azam Aslanov and his two sons, Amon and Firkat. The remaining 49 per cent of Aldoga is held by a unit trust in which the Industrial Union of Donbass from the Ukraine has an interest.


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Nine years later, the year 2002

13,400 hectares of “State Development Land” and not one project to show for it

Doh!

Australian Magnesium Corp take project to Stanwell because “air-shed is full”

Doh!

After the debacle of the Australian Magnesium Corp—when the Queensland and commonwealth governments lost $240 million in taxpayers' funds—both governments were considerably more cautious about putting in government help for the Aldoga plan.

Doh!


A$340M Stuart Demonstration Module Operational
Stuart Showcasing Breakthrough ATP Technology

Stuart Stage 1 ATP Design

Engineering: Bechtel (US), Krupp Polysius (Germany), UMATAC (Canada)
Fabrication: Santaz-Censa (Spain)
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The Gladstone State Development Area has been consistently expanded to cover approximately 28,000 hectares. Amendments include:

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Queensland Energy Resources (QER) has dropped plans for an oil shale project. QER was formed in 2003 after Southern Pacific Petroleum (SPP), owner of the Stuart oil shale project, was put into receivership. SPP received over $A100 million in Federal and Queensland Government assistance over 30 years.

3rd March 2005 (The Australian)
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Fifteen years later, the year 2008

Just one “real” project to show for 22,000 hectares of SDA

26th June 2008, Premier Anna Bligh has signed a memorandum of understanding with Chinese resources firm Chalco to establish alumina project at Abbott Point

Doh!

Why not here?

All this SDA, what’s wrong with it?

One “real” project, wharfage sites complicated by Oil-Shale mining lease

Doh!

Seagrass and mangroves

Doh!
Dugong Protection Area

Doh!

The EIS would have identified **mangroves in World Heritage listed water and seagrass in listed dugong protection area.**

There has been **no** application of the **precautionary principle.**

In Queensland an Oil-Shale mining lease is more potent than World Heritage Listing.
4th December 2007

GSDA has ballooned to 22,000 hectares.

Note encroachment on harbour and environmentally sensitive areas intended to have been avoided by the creation of SDA in 1993.
LNG company comes to town
Wants to be close to port to facilitate Pre-assembled modules from overseas
Conflict with mining lease

Doh!

18th July 2007
80 hectares of non-strategic port land sold to LNG company ($1.50/m²)

No record could be found of land use designation for LNG production. The sale outside the GSDA planning process is essentially ad hoc

Doh!

The D.I.P. has no infrastructure plan in place to service LNG at this location

Doh!
The site is covered by endangered and protected ecosystems

Doh!
This “Site Selection Study LNG Production and Export Precinct” 28th March 2008, post dates the sale of port land 18th July 2007. It appears designed to vindicate the ad-hoc sale.

Let’s look here? Not in SDA Doh!

Not in SDA Doh!

What about here? Not in SDA Doh!
Not one of the LNG sites assessed was in existing SDA instead yet another extension is sought to accommodate an ad-hoc process.
Comprehensive list of highly inappropriate land use of an area of high community and environmental value

The nonspecific nature of “Special use” clearly indicates a lack of planning

The whole of the proposed SDA will be unavailable for future tourist industry
Doh!
That went down like a lead balloon
Environmental Management Precinct is undefined i.e. it is meaningless

Doh!
### Schedule 7 – Curtis Island Industry Precinct

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
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<tbody>
<tr>
<td>Land use that the Coordinator-General may approve</td>
<td></td>
</tr>
<tr>
<td>Column 2a</td>
<td>Column 2b</td>
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<td>Uses that are considered highly likely to meet the purpose of the land use designation</td>
<td>Uses that may meet the purpose of the land use designation</td>
</tr>
<tr>
<td>Industry Precinct</td>
<td>Extractive industry</td>
</tr>
<tr>
<td>High impact industry limited to natural gas (liquefaction and storage) Infrastructure facility</td>
<td>Forestry</td>
</tr>
<tr>
<td>Local infrastructure Materials transport infrastructure</td>
<td>All other uses not specified in Column 2a or 2b.</td>
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### Schedule 9 – Environmental Management Precinct

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<td>Nil</td>
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Semantics: Once SDA, this can be changed without invoking appropriate concurrence agencies in the future.

Doh!
Development Scheme for the Gladstone State Development Area

A development scheme for the Gladstone State Development Area prepared by the Coordinator-General was approved by the Governor in Council in 2000. The scheme has been reviewed on a number of occasions to reflect increases in the size of the state development area.

The latest amendments to the development scheme were approved by the Governor in Council on 31 July 2008. These amendments modified the development scheme and precinct plans to incorporate the additional areas included in the Gladstone State Development Area and other changes to improve the operability of the development scheme.

The development scheme, which is supported by a number of policies formulated by the Coordinator-General, is a land use planning instrument which is administered by the Coordinator-General for the purpose of guiding future development in the Gladstone State Development Area.

Development scheme (272 KB)  
Policies (117 KB)
The new areas are as follows:

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Major industries currently established on the Gladstone State Development Area include:

- Rio Tinto (formerly Comalco) Alumina refinery
- Orica Chemical Manufacturing complex
- Transpacific Industries Waste Management and Recycling facility
- Air Liquide Air Separation facility.

The Aldoga Aluminium Smelter is also approved for the Aldoga Precinct of the Gladstone State Development Area but is yet to be constructed.

The Department of Infrastructure and Planning in charge of “areas of high ecological significance” is putting the fox in charge of the chicken coup. The D.I.P. is not equipped for this function nor have they the expertise for it. Most importantly the bureaucrats of the GSDA have a development focus and are likely to marginalise environmental matters. There is a clear conflict of interest.

Bridge site???
Conflict with bridge.

Doh!

Planning? and infrastructure?
So why SDA??

The GSDA is managed under a dedicated development scheme that merges individual governing regulations and is designed to streamline the project approvals process and facilitate the timely and orderly provision of infrastructure needs.

Gordian sword
(for those who lack the mental processing ability to solve the knot)

designed to cut corners

It is a subversion of due process
The original 6,800 hectares declared in December 1993 following extensive review of land in the Gladstone region suitable for future large-scale industrial development on the basis that it conformed to acceptable engineering, environment and social criteria, as identified in the Gladstone Industrial Land Use Study is still devoid of industry

15 years later

We see:

• alienation of land with port frontage by industries not dependent on a coastal location,
• encroachment on the industrial area by incompatible land uses,
• poor siting of industries, causing air emissions to affect residential areas,
  • Inappropriate land use allocations
  • a lack of long-term planning,
  • a shortage of coastal industrial land

The GSDA scheme is a failure and should be abolished, instead allowing due process to run its course without bypassing of legislative requirement, particularly environmental provisions.
What is being hidden? FOI needed??