

Gladstone Regional Council

Planning Scheme

Our Place Our Plan

Minor Amendment 2025 – Version 2.1



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Preliminary

1. Short Title

This Minor Amendment has been incorporated into the planning scheme which can now be cited as *Gladstone Regional Council Planning Scheme Version 2.1*.

2. Purpose

This Minor Amendment was made in accordance with section 20 of the *Planning Act 2016* and Minister's Guidelines and Rules.

The purpose of this Minor Amendment is to reflect changes made within the *Planning Act 2016* and *Planning Regulation 2017* and other State frameworks which underpin the structure and administrative content of the Planning Scheme.

The changes include updated definitions, editors notes, references to external documents, state mapping and plant species along with formatting and appearance improvements.

3. Application

This Minor Amendment was adopted by Council on 4 November 2025 and commenced on 1 December 2025.

4. Summary of Amendments

The following is a summary of the Amendments contained within the Minor Amendment 2025 for Version 2.1:-

- Appearance update to reflect Gladstone Regional Council's new branding guidelines
- Format and page numbering corrections throughout
- Plant Species list in 9.3.5 Landscaping Code deleted and referred to Engineering design planning scheme policy
- Editors Notes & Notes updated throughout
- Legislative and associated Section references updated
- Use Definitions and Administrative Definitions updated in line with the *Planning Regulations 2017*
- Updates to Schedule 5 Designation of premises for development, Table SC5.1
- Overlay Maps updated
 - Airport
 - Agricultural land classification
 - Biodiversity
 - Coastal Hazard
 - Extractive Resources and Minerals
 - Historic Mine Sites
 - Regional Infrastructure
 - Transport Noise Corridor
 - Water Resource Catchment
 - Mining Leases

5. Register of Amendments

AMENDMENT CHANGE	JUSTIFICATION
Part 1 About the planning scheme	
• Formatting, appearance, editors notes, update to links, update to legislative and section references • Citation and commencement – Amended Scheme Version • Updated Contents Page • Updated Map 1 – Local government planning scheme area and context • Updated Section 1.5 Hierarchy of assessment benchmarks • Updated Section 1.2 Planning Scheme Components – Mapping Overlays	• Amended Scheme Version to 2.1 • Updated Contents Page as required due to reformatting • Map amended to add the word “Gladstone” and corrected the spelling of “Targinie” to “Targinnie” • Moved item (1)(c) to (1)(a) and updated wording • Renamed layer - GAWB advises that the 40m inundation layer is better referenced as 40m Supply Level Extent. • Updated mapping layer names for Biodiversity • Deleted Future railway corridor, Future state controlled roads
Part 2 State planning provisions	
• Formatting, appearance, editors notes, update to links, update to legislative and section references	
Part 3 Strategic framework	
• Formatting, appearance	
Part 4 Local Government Infrastructure Plan	
• Formatting, appearance, editors notes, update to links, update to legislative references	

AMENDMENT CHANGE	JUSTIFICATION
Part 5 Tables of assessment	
• Formatting, appearance, editors notes, update to links, update to legislative and section references • Section 5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development • Table 5.4.1 Development under schedule 6 of the Regulation: Material Change of Use • Table 5.5.1 – Low density residential zone, Table 5.5.2 – Low-medium density residential zone, Table 5.5.3 – Medium density residential zone, Table 5.5.4 – Character residential zone, Table 5.5.6 – Mixed use zone, Table 5.5.7 – Centre zone, Table 5.5.8 – Principal Centre zone, Table 5.5.9 – Neighbourhood centre zone, Table 5.5.10 – Specialised centre zone, Table 5.5.11 – Low impact industry zone, Table 5.5.17 – Rural Residential Zone, Table 5.5.18 – Township zone, Table 5.5.22 – Sport and recreation zone, Table 5.5.24 – Environmental management zone, Table 5.5.26 – Limited development zone • Table 5.5.5 – Emerging community zone, Table 5.5.14 – Industry investigation zone • Table 5.5.12 – Medium impact industry zone, Table 5.5.13 – Special industry zone • Table 5.5.15 – Special purpose zone • Table 5.5.16 – Rural zone • Table 5.5.19 – Major tourism zone, Table 5.5.20 – Minor tourism zone	• 5.3.3(1) Reworded (shortened) and included balance words as 5.3.3(2) • 5.3.3(3) Added “subject to requirements” • Deleted the words “subject to requirements” from Accepted Development • Added the uses of “Dwelling House” and “Other Uses” • Deleted the Note from the uses of “Landing” and “Park” • Deleted the Note from the uses of “Animal husbandry”, “Landing” and “Park” • Deleted the Note from the use of “Landing” • Deleted the Note from the uses of “Emergency services”, “Landing” “Park”, “Port services”, “Substation”, “Utility installation” • Deleted the Note from the uses of “Animal husbandry”, “Cropping”, “Environment facility”, “Landing”, “Outstation”, “Park” and “Permanent plantation” • Deleted the Note from the uses of “Environment facility”, “Landing” and “Park”

AMENDMENT CHANGE	JUSTIFICATION
• Table 5.5.21 – Community facilities zone • Table 5.5.23 – Open space zone • Table 5.5.25 – Conservation zone	• Deleted the Note from the uses of “Landing”, “Park” and “Parking station” • Deleted the Note from the uses of “Environment facility”, “Landing”, “Park” and “Permanent plantation” • Deleted the Note from the uses of “Environment facility”, “Emergency services”, “Landing” and “Park”
Part 6 Zones	
• Formatting, appearance, editors notes, spelling, update to links, update to legislative and section references • Table 6.2.1.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.2.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.3.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.4.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.5.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.7.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.8.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.9.3.1 – Accepted development subject to requirements and assessable development • Table 6.2.14.3.1 – Accepted development subject to requirements and assessable development	• PO3 – Reworded Note to be performance based • PO3 – Reworded Note to be performance based, A04 – Reworded Note to include a link to Queensland Development Code, PO22 – Reworded Note • PO22 – Reworded Note • PO11 – Reworded Note • PO23 – Reworded Note • PO23 – Reworded Note • PO11 – Reworded Note • PO9 – Reworded Note • PO15 – Reworded Note

AMENDMENT CHANGE	JUSTIFICATION
- Table 6.2.15.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.16.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.17.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.18.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.19.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.20.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.22.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.23.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.25.3.1 – Accepted development subject to requirements and assessable development - Table 6.2.26.3.1 – Accepted development subject to requirements and assessable development	- PO6 – Reworded Note - PO7 – Reworded Note - PO6 – Reworded Note - PO12 – Reworded Note - PO8 – Reworded Note - PO4 – Reworded Note - PO20 – Note - Amending words “responding to” to “achieving” - PO9 – Reworded Note - PO21 – Reworded Note - PO10 – Reworded Note
Part 7 Local plans	
No changes	
Part 8 Overlays	
Formatting, appearance, editors notes, spelling, update to links, update to legislative and section references	

AMENDMENT CHANGE	JUSTIFICATION
- Table 8.2.1.3.1 – Accepted development subject to requirements and assessable development - Table 8.2.2.3.1 – Assessable development - Table 8.2.3.3.1 – Accepted development subject to requirements and assessable development - Table 8.2.4.3.1 – Accepted development subject to requirements and assessable development 8.2.5.2 – Purpose - Table 8.2.5.3.2 – Assessable development - Table 8.2.10.3.1 – Assessable development - Table 8.2.11.3.1 – Accepted development subject to requirements and assessable development	- PO1 – Reworded Note - PO8 – Reworded Note - PO1, PO7, PO10 – Reworded Note - PO7 – Note – deleted the word “relevant” before <i>State Planning Policy</i> - Footnotes 2,4,5,6 – deleted the word “relevant” before <i>State Planning Policy</i> - PO3 – Reworded Note - AO3, AO12 – Deleted the Note - PO2 – Reworded Note
Part 9 Development codes	
- Formatting, appearance, editors notes, update to links, update to legislative and section references - Table 9.3.2.3.1 – Accepted development subject to requirements and assessable development - Table 9.3.5.3.1 – Assessable development - Table 9.3.5.3.2 – Plant species list	- PO32 – Reworded Note - AO3.2 – Referred to the Plant Species List in the Engineering design planning scheme policy. Note: This will direct to the Capricorn Municipal Development Guidelines, C273, Annexure C273C Gladstone Regional Council Plant Lists. This list was updated in March 2024 - Deleted this table as the reference is now to the Engineering design planning scheme policy (refer above dot point AO3.2)
Part 10 Other plans	
Formatting, appearance, update to links	

AMENDMENT CHANGE	JUSTIFICATION
Schedule 1 Definitions	
• Formatting, appearance • Updated Table SC1.1.1 – Index of use definitions, SC1.2.1 – Use definitions • Updated Table SC1.2.1 – Index of administrative definitions	• Updated to reflect the Use Terms contained in the <i>Planning Regulation 2017 Schedule 3 Use terms for local planning instruments</i>. Added use “Battery Storage Facility”, “Party House” and “Workforce accommodation”. Deleted use “Brothel” and “Non-resident workforce accommodation” • Updated to reflect the Administrative Definitions contained in the <i>Planning Regulation 2017 Schedule 4 Administrative terms for local planning instruments</i>. Added definition for “Build to rent”, “Sex work business”. Deleted definition for “Electrical entity”, “Net density”, “Netserv plan”, “New neighbourhoods”, “Non-resident workers”, “Urban purposes”, “Urban revitalisation neighbourhoods”, “Gross density”
Schedule 2 Mapping	
• Formatting, appearance • SC2.1.1 – Map index	• Updates to Overlay Maps – refer Appendix A
Schedule 3 Local Government Infrastructure Plan (LGIP) mapping and support material	
• Formatting, appearance, spelling • SC3.3.1 – Map index • Glossary and abbreviations	• Added full suite of LGIP maps • Updated definition of “Planning Scheme”
Schedule 4 Notations required under the Planning Act 2016	
• Formatting, appearance, editors notes, update to links, update to legislative and section references	

AMENDMENT CHANGE	JUSTIFICATION
- Updated Table SC4.1.1 – Notation of decision under section 89 of the Act - Updated Table SC4.2.1 – Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act	- DA/5850/2005 – Updated real property description, - Removed DA/6696/2005 (zoning change occurred), DA/7962/2006 (lapsed), DA/20549/2007 (lapsed), DA/44444/2008 (lapsed), DA/20729/2009 (lapsed), DA/20701/2008 (lapsed), DA/209/2010 (lapsed), DA/20648/2008 (lapsed), DA/99/2009 (lapsed), DA/348/2011 (lapsed), DA/277/2011 (lapsed), DA/11307/2008 (lapsed) - Added DA/79/2023, DA/800/2013, DA/94/2019 - Added reference to Adopted Infrastructure Charges Resolution (No.1) 2025 Amendment 3.
Schedule 5 Designation of premises for development	
Formatting, appearance Updated Table SC5.1 – Designation of premises for development of infrastructure under section 42 of the Act	New Designations were identified as per the “Infrastructure Designation – Department of State Development, Manufacturing, Infrastructure and Planning – Queensland, 19 March 2025” mapping dataset on the Queensland Spatial Catalogue website
Schedule 6 Planning scheme policies	
- Formatting, appearance, update to links, update to legislative and section references - SC6.2.3 Legislative authority - SC6.2.5 Documents included in this policy include	- Corrected name of Planning Scheme reference - Added hyperlinks to (3), (4), (5)

AMENDMENT CHANGE	JUSTIFICATION
Appendix 1 Waste Management Plan Templates (SC6.11)	
• Formatting, appearance	
Appendix 2 Details of water management: Ongoing management (SC6.11)	
• Formatting, appearance	
Appendix 3 Index and glossary of abbreviations and acronyms	
• Formatting, appearance	
Appendix 4 Table of amendments	
• Formatting, appearance • Added Version 2.1 Amendment	

Appendix A – Mapping Updates – V2.1 Minor Amendment 2025

Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
<u>Acid Sulfate Soils</u> Acid sulfate soils 0–5m AHD Acid sulfate soils 5–20m AHD	N/A	<u>Not</u> updated as part of V2.1 minor amendment <i>Reason not updated: The following files were available but not incorporated due to being similar to the existing V2 mapping layer.</i> • Acid sulfate soils of the Narrows area of Central Queensland – CQAN (18 Jan 2020) • Acid sulfate soils of Tannum Sands to Gladstone, Central Queensland – CQAG (18 Jan 2020) • Acid sulfate soils series (18 Jan 2020)
<u>Airport</u> Runway centre line Building restricted area – approach and departure limitation surface lines 5m OLS contours Airport buffer 3km Airport buffer 8km Airport buffer 13km Airport runway OLS contours Inner horizontal Outer horizontal ANEF 25 – 30 contour	• Gladstone Airport Obstacle Limitation Surfaces – provided by Gladstone Airport via email 17/10/2025 • Email received from TMR 7/7/25 with mapping layers Included: ○ Runway centre line ○ Building restricted area – Approach and Departure limitation surface ○ 5m OLS contours ○ Airport buffer 3km ○ Airport buffer 8km ○ Airport buffer 13km ○ Airport runway	Updated as part of V2.1 minor amendment

Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
ANEF 30 – 35 contour Public safety area Building restricted area - aviation facilities	○ OLS contours ○ Inner horizontal ○ Outer horizontal ○ ANEF 25 – 30 contour ○ ANEF 30 – 35 contour ○ Public safety area ○ Building restricted area – Aviation Facilities	
<u>Agricultural Land Classification</u> Stock route reserves Stock routes Agricultural land classification class A and B	● Stock routes – Queensland (31 Aug 2023) ● Queensland agricultural land classes – land class A and B with urban mask (29 July 2020)	Updated as part of V2.1 minor amendment
<u>Biodiversity</u> Turtle nesting sites Turtle nesting sites buffer MSES – regulated vegetation (intersecting a watercourse) MSES – high ecological value waters MSES – high ecological value waters (wetland) MSES – wild rivers (high preservation area) MSES – ‘high ecological significance’ wetlands	● Matters of state environmental significance – Queensland series (8 Sep 2021) Included: ○ High ecological value waters – watercourse ○ Regulated vegetation – 100m from wetland ○ High ecological significance wetlands ○ Fish habitat area – A and B areas ○ Marine park – highly protected zones ○ Regulated vegetation – defined watercourse ○ Protected area – special wildlife reserves ○ High ecological value waters – wetlands ○ Regulated vegetation – essential habitat	Updated as part of V2.1 minor amendment <i>Note: The layer for Regulated Vegetation (defined watercourse) has been represented as MSES Regulated Vegetation (intersecting a watercourse) and broken down into sub layers as follows:</i> ● Stream Order 1-2 ● Stream Order 3-4 ● Stream Order 5+

Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
MSES – wildlife habitat MSES – regulated vegetation MSES – protected area MSES – declared fish habitat MSES – marine park MSES – legally secured offset area	○ Wildlife habitat – sea turtle nesting areas ○ Protected area – estates ○ Protected area – nature refuges ○ Wildlife habitat – endangered or vulnerable wildlife ○ Wildlife habitat – special least concern animal ○ Regulated vegetation – category C endangered or of concern ○ Regulated vegetation – category B endangered and of concern Excluded: <i>(Due to the Datasets not containing features within the area of interest)</i> ○ Wildlife habitat – koala habitat area local refined ○ Wildlife Habitat – koala habitat areas core ○ Strategic environmental area designated precinct ○ MSES – Legally secured offset area – offset register ○ MSES – Legally secured offset – vegetation offsets ○ MSES – Protected area – special wildlife reserve ○ Regulated vegetation – category R GBR riverine ○	

Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
<u>Building height and frontages</u> Frontages Heights	N/A - Local	<u>Not</u> updated as part of V2.1 minor amendment.
<u>Bushfire Prone</u> Potential impact buffer Very high potential bushfire intensity High potential bushfire intensity Medium potential bushfire intensity	N/A	<u>Not</u> updated as part of V2.1 minor amendment <i>Reason: No update to State Mapping.</i>
<u>Coastal Hazard</u> Top of HAT + 40 Erosion prone Medium storm tide inundation zone High storm tide inundation zone	• Storm tide medium hazard Queensland (8 Jul 2015) • Storm tide high hazard Queensland (8 Jul 2015) • Erosion prone area all components (16 Nov 2016)	Updated as part of V2.1 minor amendment
<u>Extractive Resources & Minerals</u> Transport route Resource processing area Resource processing separation area Transport route separation area	• Key resource areas – transport route separation area – Queensland (15 May 2025) • Key resource areas – transport route – Queensland (15 May 2025) • Key resource areas – resource processing area – Queensland (15 May 2025) • Key resource areas – separation area – Queensland (15 May 2025)	Updated as part of V2.1 minor amendment

Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
	<i>Note: Key Resource areas – haulage corridor (Dataset had no features within the area of interest) therefore not included.</i>	
<u>Flood Hazard</u> Calliope river Q100 Awoonga country DA07_0049 Boyne river Q100 Riverdowns 5ADA04_0389 Auckland creek Q100 Flood Hazard Investigation Area	N/A - Local	<u>Not</u> updated as part of V2.1 Minor Amendment
<u>Heritage</u>	N/A	<u>Not</u> updated as part of V2.1 Minor Amendment <i>Reason not updated: The following file was available but not incorporated due to the existing layer containing 74 sites, whereas the file had only 26. Heritage register boundaries – Queensland (30 Apr 2025)</i>
<u>Historic mine sites</u>	Historic Mining leases – Queensland (16 Dec 2024)	Updated as part of V2.1 Minor Amendment
<u>Regional Infrastructure</u> Substations Ergon 66kv Ergon 132kv PQ Substation	Ergon Energy electrical distribution network series (30 Apr 2025) ○ Ergon Energy – distribution substations ○ Ergon Energy – overhead and underground network ○ Ergon Energy – zone substations ○ Ergon Energy - structures	Updated as part of V2.1 Minor Amendment

Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
Powerlink	Powerlink supplied via email 28/07/2025 ○ Gladstone regional – LGA ○ Gladstone regional – PQ corridor ○ Gladstone regional – PQ Easement ○ Gladstone regional – PQ substation 10m ○ Gladstone regional – PQ substation 100m Gladstone regional – PQ substation property	Updated as part of V2.1 Minor Amendment
<u>Scenic Amenities</u> District significance 7.5 Regional significance 8 Regional significance 9 Regional significance 10	N/A – Local	<u>Not</u> updated as part of V2.1 Minor Amendment
<u>Steep land</u>	N/A - Local	<u>Not</u> updated as part of V2.1 Minor Amendment
<u>Water Resource Catchment</u> 40m inundation level Awoonga dam catchment Water bore locations Water bore buffer	GAWB supplied via email 25/07/2025 Groundwater database – Queensland (8 July 2025)	Updated as part of V2.1 Minor Amendment
<u>Transport Noise Corridor</u> Railway corridor Future railway corridor State controlled roads Future state controlled roads	• Email received from TMR 7/7/25 with mapping layers • Transport features – Queensland series (12 Aug 2022) • State controlled roads – Queensland (22 Aug 2022)	Updated as part of V2.1 Minor Amendment

Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
Transport Noise corridor category 1 Transport Noise corridor category 2 Transport Noise corridor category 3 Transport Noise corridor category 4	- Transport Noise Corridors - State Controlled Roads – Voluntary (12 Nov 2020) - Transport Noise Corridors - State Controlled Roads – Mandatory (12 Nov 2020) Included: - Railway corridor - State controlled roads - Transport Noise corridor category 1 - Transport Noise corridor category 2 - Transport Noise corridor category 3 - Transport Noise corridor category 4 Excluded: <i>(Due to the Datasets not containing features within the area of interest)</i> - Future railway corridor - Future state controlled roads <i>Note: Future railway corridor now included in railway corridor.</i>	
Road hierarchy details Road details	N/A - Local	<u>Not</u> updated as part of V2.1 Minor Amendment
<u>Mining Leases</u> Mineral development licence	Mineral development licence – Queensland (16 Dec 2024) Mining lease surface areas – Queensland (16 Dec 2024)	Updated as part of V2.1 Minor Amendment



Mapping overlays – V2	Updated Version for V2.1	Status – V2.1
Mining leases		



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