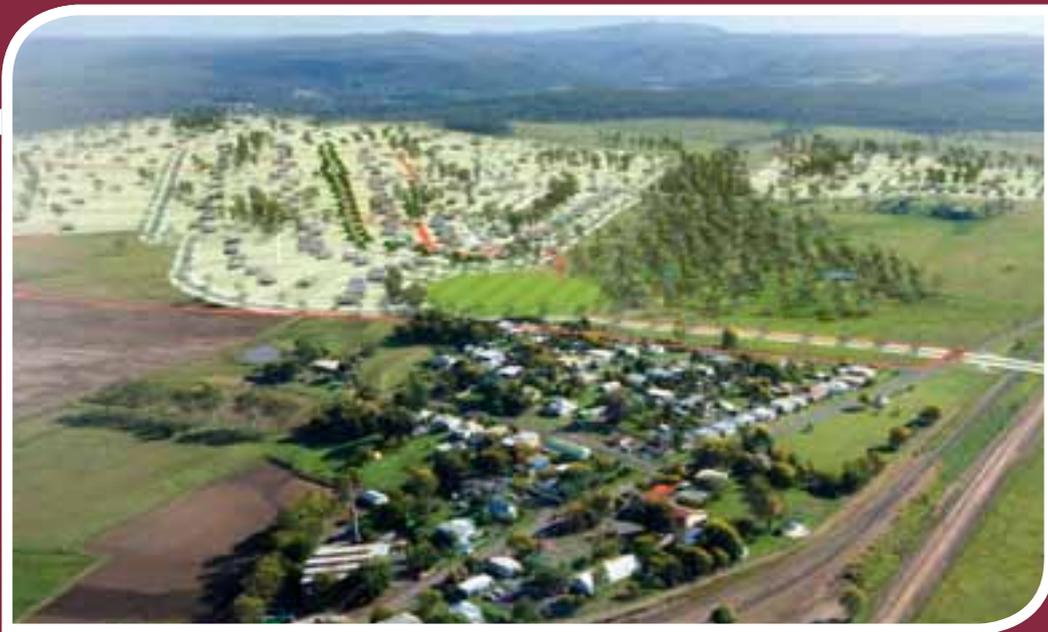




# Rebuilding Grantham together



Development Scheme

**Grantham Reconstruction Area**

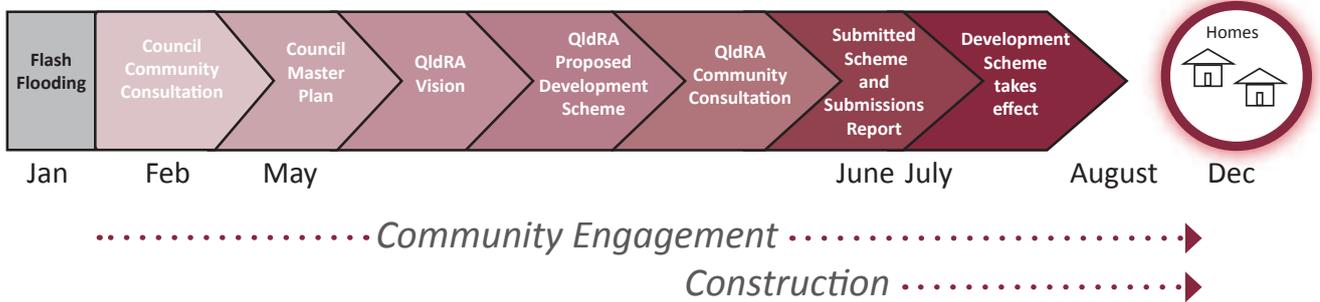


# Context

The Development Scheme for the Grantham Reconstruction Area outlines the blueprint for the reconstruction of Grantham after the devastating events of 10 January 2011. The Queensland Reconstruction Authority (the Authority) together with the Lockyer Valley Regional Council (Council) have worked in consultation to develop a plan which provides for a prosperous future for Grantham and the Lockyer Valley.

The journey in developing this blueprint has been ongoing since February 2011 and has involved extensive community consultation and public notification. The figure below identifies the steps that have been undertaken to support this collaborative approach allowing construction of the new residential area to commence mid 2011.

## Grantham Reconstruction Area Timeline



Photos taken from Community Consultation sessions held on 19, 23 and 26 March 2011, Lucky 7 Store Opening, Grantham Sod Turning and the new land.

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## Vision for Reconstruction Area

*It has been two years since the dreadful events of January 2011, and our community of Grantham has rebuilt itself in a way which shows great pride, strength and resilience, while staying true to our history and character and respecting those who suffered during those tragic events.*

*The main street along Anzac Avenue is thriving again, with the new store, hotel and information centre proudly rebuilt stronger and better. Members of our community and visitors alike have embraced the businesses in the main street so they are more prosperous than ever. The main street is a strong heart to our once again strong community.*

*The former residential area west of Harris Street is now a park much valued by our community as a place to reflect. Some of the flood-affected areas west along the Gatton-Helidon Road have converted back into rural uses, although a few strong highset homes have been built by those who have chosen to stay and rebuild in the area.*

*As I enter William Street I notice distinctive and colourful shade structures which are home to weekend fruit stalls and are a hive of activity with residents and visitors buying their weekly produce. There are a few cafés located under the camphor laurels in William Street which are very popular as a meeting place for friends to catch up and share a light meal whilst overlooking the natural areas of Sandy Creek. Passing under the railway line, the restored butter factory sits proudly at the entry to this part of the town and is used every day by different members of the community.*

*Travelling along Victor Street, I can hear children in the primary school running and laughing and watching as a train passes by. Houses opposite the school are much as they have always been.*

*The big change is on land north of here, off Boxmoor Street, where a major new part of town has been built up nice and high overlooking the cropping lands and flood plain to the south. Just two years on, many of our residents have proudly rebuilt their homes and lives in this part of town. Children can be heard kicking a football and playing on the swings in the new parkland which is central to this new part of town. The road into this new area stitches the community together providing a high level of access for residents and visitors between the main street and the old and new parts of town.*

*There are many different lot sizes in the new part of town and I know that as I get older, I'll be able to move to a smaller lot and stay close to my family without leaving the town that I know and love.*

*Major new facilities have started to emerge as well. There are plans to expand the town further north and east, and introduce more community facilities and parks in the new part of town. Whilst not developed yet, the new showgrounds which are planned adjacent to the Warrego Highway will be a great addition to our town when they are built.*

*There are noticeably more jobs in town now, with some new rural businesses that have been built to the east of the main street supporting the farming and rural activities which are the foundation of our town.*

*Grantham is an amazing place – we have endured tragedy and emerged stronger and prouder, with a wonderful mix of history and character and strong and vibrant new areas that are helping us achieve a safe and bright new future.*



# GRANTHAM TIME



James 'Cocky' Rogers, brings 300 sheep onto the Grantham Run.

1843

Jagara tribesmen are resisting the intruders who are now occupying their ancestral hunting grounds.

1844

Charles William Pitts now holds the Grantham Run, which has an estimated carrying capacity of 8000 sheep.

1848



The railway line is built through Sandy Creek (the original name for the siding at Grantham).

1866

James Craig becomes licensee of the first watering hole at Grantham - the Sandy Creek Hotel.

1871

The Queensland Government starts resuming land under the Crown Lands Alienation Act of 1868, and the Homestead Areas Act of 1873. The Grantham Run is thrown open for free selection.

1873

The Grantham Dramatic Group and Orchestra start providing regular and popular entertainment.

1920s

The School of Arts acquires land on the former railway reserve opposite the Butter Factory and establishes Grantham's first library.

1917/18



The Baltzer family establishes a bootmaking and saddlery business opposite a bakery in Harris Street.

1918

The Grantham Hotel on Sandy Creek is destroyed by fire.

On July 16 Grantham's new State School opens.

1917



New cattle and pig yards are built at the railway station.

1916

The railway line from Grantham to Helidon is duplicated.

1914



'Jack' Nagina Singh opens Grantham General Store, selling everything from a pin to an anchor.

1926

A loan is available for a water supply for Grantham residents. Bores and windmills with troughs are installed in Gatton, Helidon and Anzac Avenue, Grantham.

1927



National Bank of Australasia moves into a new timber triangular building known locally as the 'Wedge of Cheese'.

1928



Residents meet at the School of Arts on April 30 to establish St Gabriel's Anglican Church.

1931

In August, the first street lights in Grantham are switched on.

1936



Electricity is installed at the railway station.

1938

The Armstrong family's fruit and vegetable shop opens on the highway. More and more fruit and vegetable stalls are opening in Grantham during the main fruit and vegetable seasons.

1964



Kevin and Shirley Toohill (a vigoro team coach) begin operating K & S Toohill Transport Pty Ltd.

1962



Dwyers Manufacturing Company opens on the highway. The company also operates Grantham Motors.

1961

Grantham's soccer team the 'Lockyer Stars' continues playing strongly throughout the 1960s and 1970s.

1960s

Floodwaters inundate Grantham.

At about this time plant and sand pumping by Readymix concrete starts at the creek.

1959

Hailstorm strikes Grantham smashing windows at the Butter Factory and Grantham State School. Much of the district's fruit crop is wiped out.

1956

Grantham Post Office is destroyed by fire. Operations are transferred to a former butcher's shop.

1965



The Grantham Hotel moves in April from William Street, after 50 years, to a new site on the Warrego Highway.

1967

The Lockyer Little Theatre operates a small theatre at Grantham.

The Warrego Highway is rerouted through Grantham.

1968

Grantham Butter Factory closes on June 30.

A mini-tornado rips through Grantham in November. Citrus trees are stripped, vegetable crops ruined and buildings damaged.

1971

Land on the corner of William and Railway Streets becomes Bugler Park in recognition of the Bugler family which has been prominent in the Grantham district for 85 years.

1973



More flooding causes substantial damage to businesses and houses.

1974

Grantham is an amazing place which has emerged stronger and prouder, with a wonderful mix of history and character and strong and vibrant new areas that are helping achieve a safe and bright new future.

2013



June 7, the Lockyer Valley Regional Council Mayor and Deputy Premier turn the first sod in stage one of a major new housing development on higher ground.

2011

January 10, flash flooding devastates Grantham, Murphy's Creek, Postman's Ridge, Helidon and Withcott. Deaths and property losses are recorded.

2011



Grantham State School celebrates its centenary.

2005

More flooding affects business life in 1999

The Grantham Water Tower, which has been a landmark for many years, is removed in August.

1999/2000



A major employment boost comes in July with the opening of Morex Meat Australia. The company later changes its name to Valley Beef Company.

1997

# LINE ~ 1843 - 2011



Orchards are established in the district by Stationmaster Charlie Wilkinson who was related to Grantham's first blacksmith, Albert Wilkinson. Albert's blacksmith shop was on the creek bank in William Street across from the Post Office.

1880s

Andrew Scott buys part of the original Grantham Run, including the homestead, on the death of A.V. Carpendale. Grantham Station, which now comprises about 250 sq miles, is stocked with cattle.

1884



First land sales establish Grantham Town in the Lockyer Valley. The town is named by the first white settlers after their former home town of Grantham in Lincolnshire, 108 miles (174km) north of London.

1886

Major flooding: The Lower Tent Hill spills its banks and the Lockyer Creek flows into north Gatton and Grantham flats are covered. The flood waters are five feet (1.52m) above the previous floods of 1863, '64, '87 and '89. Further flooding occurs in 1893.

1890

Albert Scott, the founder of Wanstead at Veradilla, settles on the land near Grantham. Two years later he builds a family home from large slabs and shingles, cut from timber grown on the property.

1895



Grantham Scrub School opens on the corner of Scrub Road and Poole's Road.

1896



Rugby League is now in full swing and the Grantham Rugby League team goes on to win the Lockyer premiership from 1919 to 1922

1913

One of the first important land sales with sub-divisions from the Grantham Estate gets underway on May 10.

1910



The Grantham Butter Factory opens and the Grantham Cattle Dip Company is formed to control ticks.

1907



Grantham State School opens on January 23. There are now 800 dairy farmers in the Lockyer Valley

1905



During the year 4313 tons of agricultural produce are loaded onto railway wagons at Grantham.

1901



G William Henderson becomes the first licensee of the Grantham Hotel on the banks of Sandy Creek.

1900



Fire destroys the Coronation Hotel for a second time.

• WWII declared.

1939

School children practice putting a cork in their mouth and cotton wool in their ears to protect them from bomb blasts. No bombs fall on Grantham and no enemy aircraft are seen.

1940s

John 'Jack' Lund, bullocky and timber getter is in charge of a team of 12 or more bullocks hauling timber from the Sandy Creek district for Hood's Sawmill at Gatton.

1941



Mortleman's Store opposite the telephone exchange closes.

1940/41

Fire destroys the Coronation Hotel...again.

1941/42



The Grantham Boys Cricket Club formed.

1944

Twomacs Garage is built on the Warrego Highway. It's run by Tommy Grice and 'Mac' Crust.



Grantham Scrub School closes.

1951

A radio program is exchanged between England and Australia. The program is called 'Namesake Towns - Grantham to Grantham'.

1952



The Water Melon Carnivals begin to celebrate the harvesting of citrus fruit.

1950s

The Grantham Amateur Players stage their first variety show in McGarva's Hall on June 4.

1949

Street signs are requested for Grantham in readiness for the town's first letter delivery service.

1947

Padgett's travelling picture show arrives in Grantham with carbon arc projectors and a slide show for audiences in McGarva's Hall - later known as Grantham Hall.

1945

David Topp opens a hot bread kitchen.

1975



Singh's General Store, which opened in 1926, closes its doors.

1976



The first Orange Festival is held to raise money for charities

1978

Fire, started by children playing with matches, destroys the produce business of W.E. Morgan and Sons.

Public toilets are constructed alongside the Warrego Highway at Grantham.

1979

Flooding: Lockyer Creek peaks at 12 metres and floodwaters build up at Dinner Corner - named for the area where drovers had dinner before bedding down for the night.

1983

An old iron overhead footbridge, no longer in use at the Toowoomba Railway Station is installed across Sandy Creek to link the two ovals.

1985



The Grantham Meat Mart, moves to a new shopping centre at Withcott, due to declining trade caused by the Grantham bypass.

1996

Grantham Post Office closes.

1994



Falling patronage forces the closure of the Grantham and Forest Hill Railway Stations on July 31.

1992



Computers are introduced to students at Grantham School.

1990s

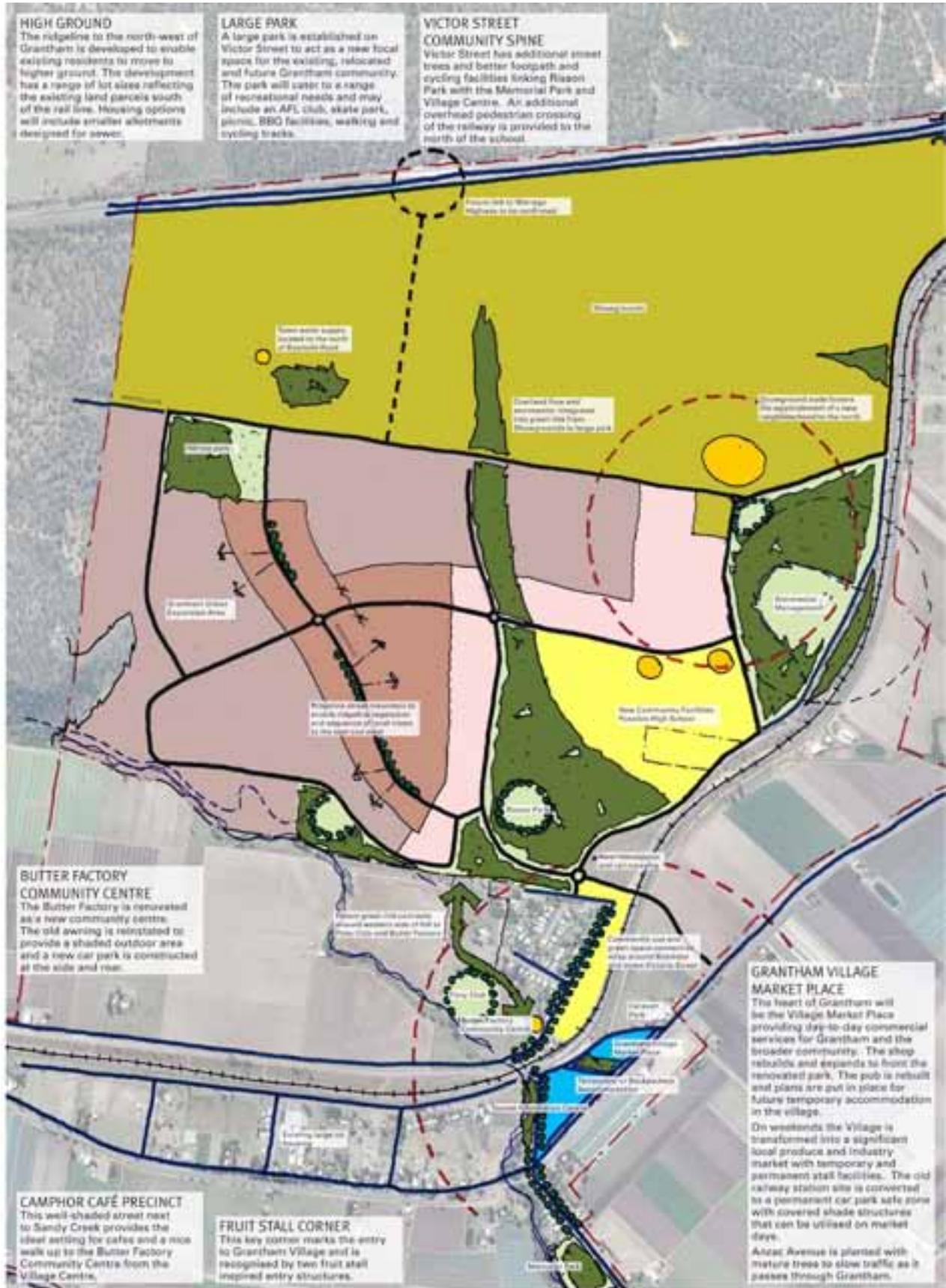
The \$10 million Gatton Bypass comes into operation and traffic is diverted away from Grantham.

The Grantham Rural Fire Brigade is formed in August.

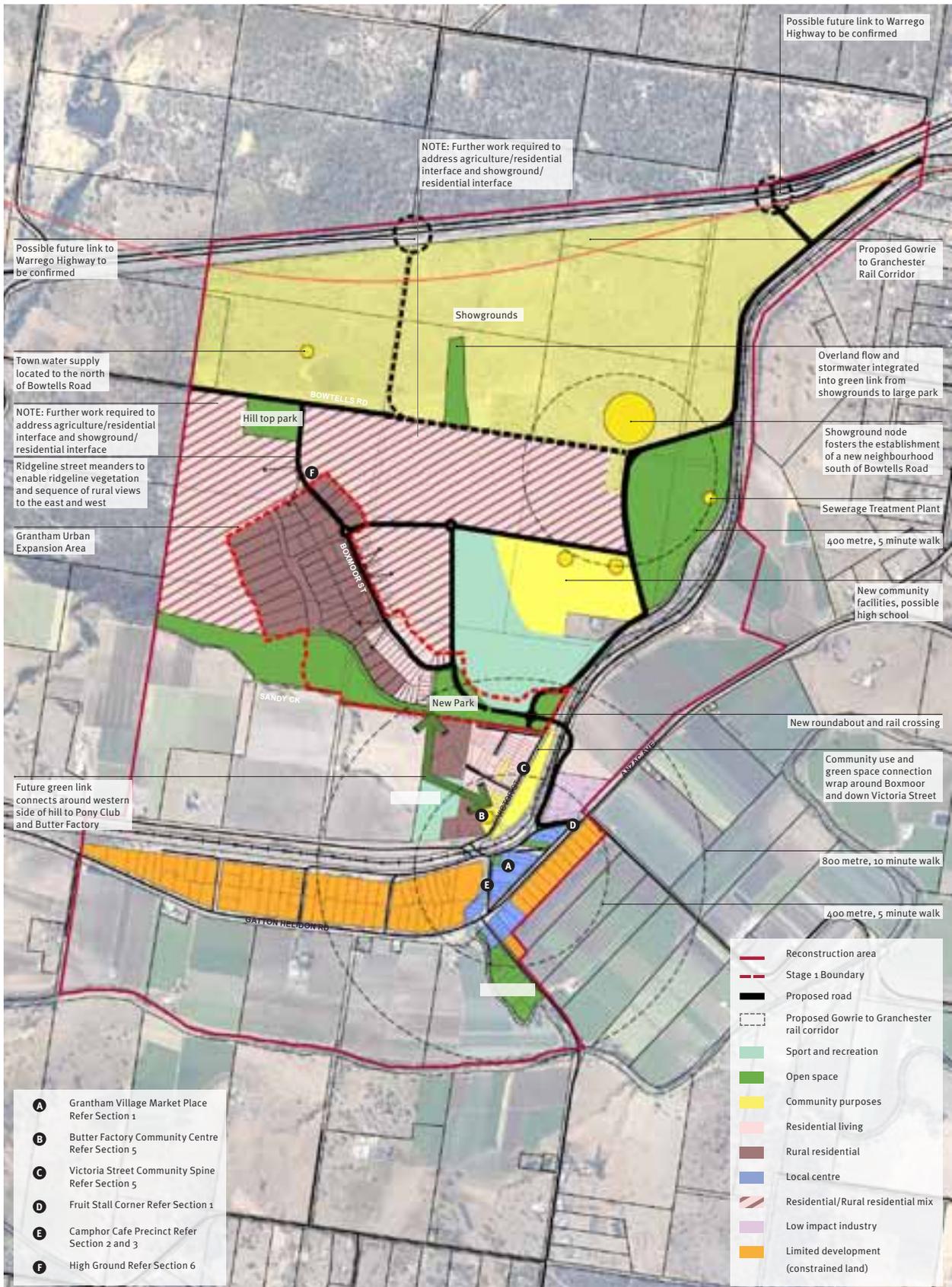
1989

More flooding with major crop losses.  
• The first Tourist Information Centre and café opens in Grantham in the former Singh's store.

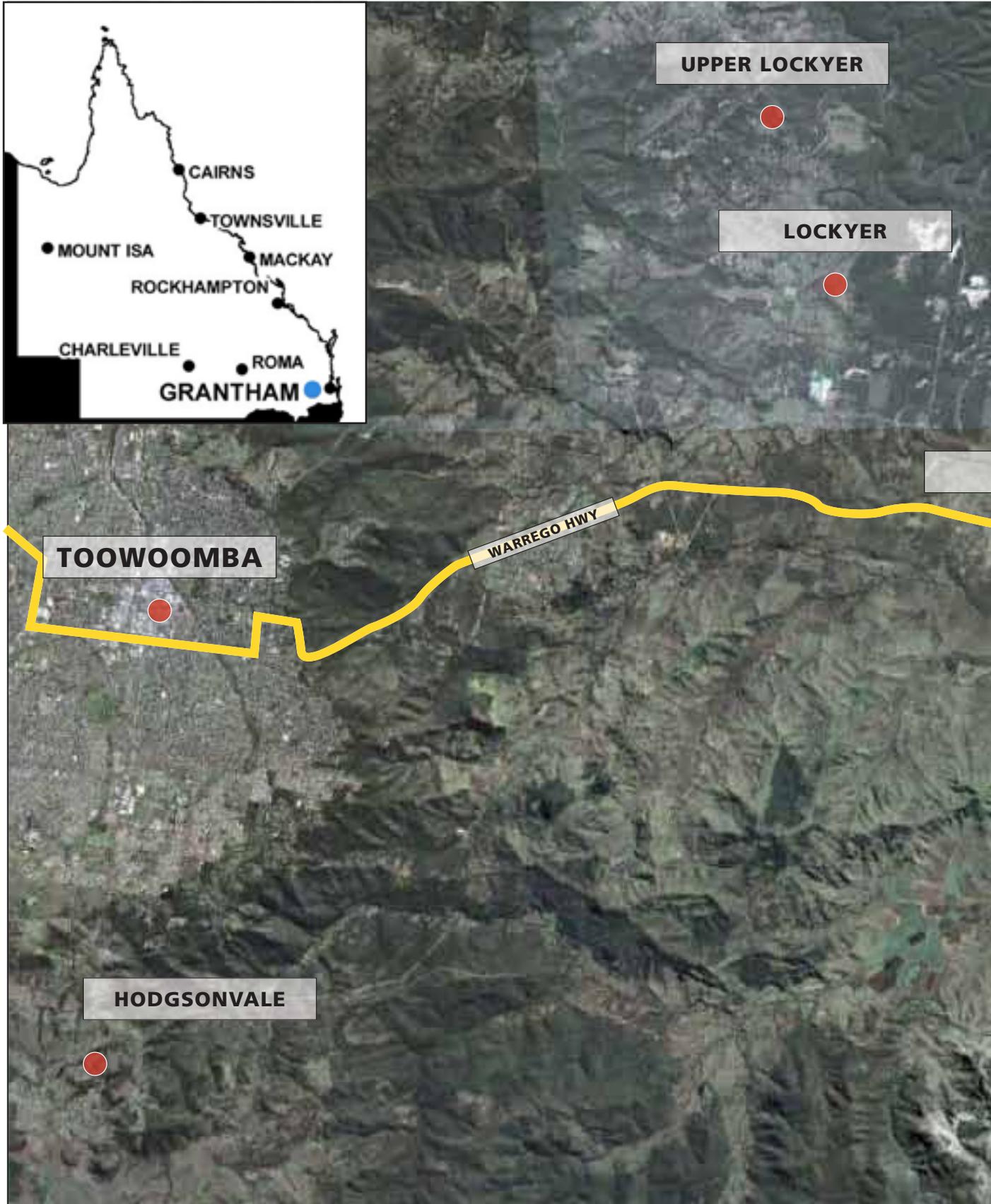
1988



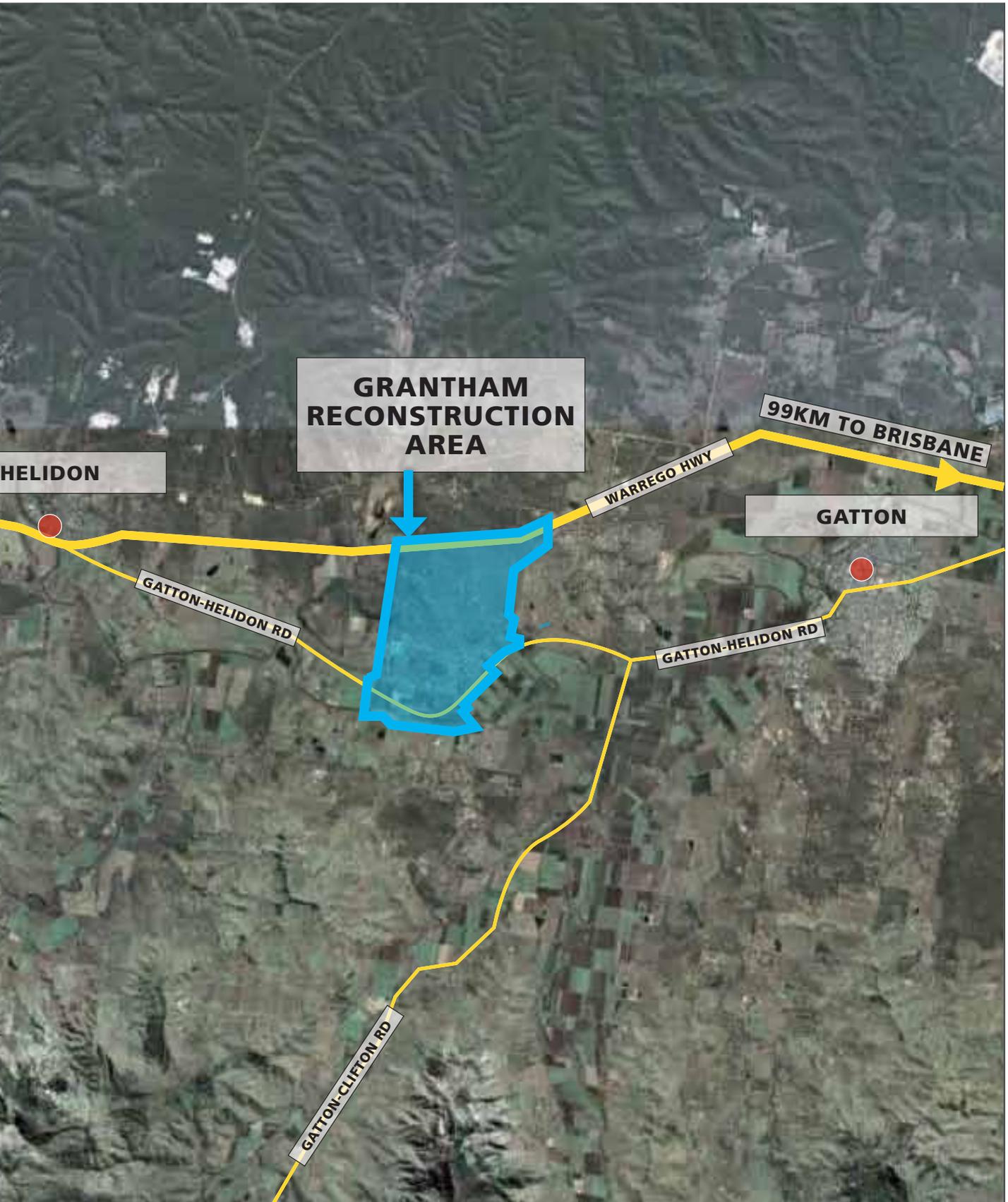
Master Plan as released by Lockyer Valley Regional Council on 4 May 2011



Master Plan as updated by Lockyer Valley Regional Council on 27 June 2011



# Grantham Reconstruction Area Locality Context



## Planning Context

The Queensland Reconstruction Authority (the Authority) is a statutory authority under the Queensland Reconstruction Authority Act 2011 (the QldRA Act).

The main purpose of the QldRA Act is to provide for appropriate measures to ensure Queensland and its communities effectively and efficiently recover from the impacts of disaster events between December 2010 to April 2011.

The Authority is working with Council, members of the community and state government agencies to facilitate the recovery of Grantham and the Lockyer Valley in an accelerated reconstruction program.

### Reconstruction Area

The Grantham Reconstruction Area (Reconstruction Area) was declared by regulation on 8 April 2011. The Reconstruction Area is shown on Map 1.

### South East Queensland Regional Plan 2009-2031

The Reconstruction Area is included in the Regional Landscape and Rural Production Area South East Queensland Regional Plan 2009-2031 (SEQRP). Whilst the proposed development involves the creation of additional lots outside the Urban Footprint, under section 78 (2) of the QldRA Act this Development Scheme will suspend the SEQRP Regulatory Provisions.

The Development Scheme provides for the economic, environmental and cultural values of Grantham and provides for a mix of housing types to accommodate the needs of the community, now and into the future.

The SEQRP provides that the future of rural villages outside the Urban Footprint can be considered through the planning scheme review process to help them achieve long term sustainability and self contained employment. This Development Scheme brings forward the review of a long term sustainable Grantham consistent with this intent.

The economy of the region is typically dominated by rural industry and associated activities on rural lands. The expansion of rural industries are supported where they provide for a greater level of self containment of jobs and for the processing and packing of local produce, as well as expanding associated cottage industries and small to medium scale incubator businesses. The expansion of rural and low impact industries in Grantham will support and complement Gatton as the Principal Regional Activity Centre for Lockyer Valley and will provide a greater level of self containment for Grantham and the Lockyer Valley.

The expansion of the Grantham township as outlined in this Development Scheme has been subject to detailed land capability and suitability assessments, riparian corridor protection and an assessment of infrastructure requirements. Each of the matters has been thoroughly considered in the preparation of this Development Scheme .

The provision of approximately 400 additional lots in Grantham will assist Council in achieving the forecast 11,500 additional dwellings required in the Lockyer Valley by 2031 without compromising principle 8.2 of the SEQRP.

### Statutory Effect of the Scheme

The Development Scheme for the Grantham Reconstruction Area will continue to apply until the new planning scheme for the Lockyer Valley Regional Council takes effect. If at the time the QldRA Act expires (section 139 of the QldRA Act) and Council's new Sustainable Planning Act 2009 compliant planning scheme is not in effect, powers under section 112 of the QldRA Act may be exercised to ensure that the Development Scheme continues to have effect.



# PART 1

# LAND USE PLAN



# Land Use Plan

The Land Use Plan has the following zones and precincts, which are shown on Map 2 - Land Use Plan. The following zones and precincts have been identified using the Queensland Planning Provisions (QPP) developed by Department of Local Government and Planning.

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## Information captions

Information captions identified by the symbol on the right are provided throughout the Development Scheme for historical context only. They are non-statutory and for information purposes only.



## 1.0 Community purposes zone

### Purpose

The purpose of the Community purposes zone is to provide for community related activities and facilities whether under public or private ownership.

These may include provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

### Overall Suggested Outcomes

#### *Community precinct*

This precinct provides for a range of community uses, including the Grantham State School, the Butter Factory community centre and utility installations.

These are important areas providing for uses central to the community of Grantham and surrounding areas, and are protected to ensure they can be used appropriately for their intended community purpose.

#### *The Grantham Butter Factory*

*i*

In 1907 the Grantham Butter Factory opened. As production increased extensions were made to the factory and the foundation stone for a brick building is laid in 1926. For years, smoke coming from the tall 92ft (28m) chimney (that was replaced in the 1950s) and the sun shining on the red brick façade of the big factory marks growing prosperity and the principal landmark of Grantham. At its peak the factory had 450 cream suppliers and produced 1000 tons of butter annually. When it closes on June 30, 1971 the factory was down to 130 suppliers and about three tons of butter a week. It operated for 64 years and its closure was part of deregulation and the down-grading of the dairying industry in Queensland. In 2011, the Toowoomba Rotary Club purchased the Butter Factory to be refurbished as a new Community Centre for the residents of Grantham.



### ***Showgrounds precinct***

The Showgrounds precinct is intended to house a significant showground site for the Lockyer Valley. The precinct will cater for a broad range of events, including large agricultural and industry shows that require a significant area of land.

Functions within the Showgrounds precinct can include:

- Show Arenas
- Spectator Seating
- Large Covered and Enclosed Pavilions
- Toilet Facilities
- Catering and Food
- Short Term Accommodation
- Stables

The Glossy-black cockatoo can be found foraging within the She-Oaks in the south-western edge of the precinct. Their habitat should be protected in the development of the showgrounds precinct.

Low Impact Industry uses ancillary to the principal showgrounds use of the site (ie. Veterinary, rural produce store) will also be permitted within the precinct when developed in accordance with a Master Plan prepared for the precinct.



### ***Parkside Precinct***

The Parkside precinct is intended to provide for uses which are complimentary to the recreation and open space zone and residential living zone and may include education facilities, child care, retirement village facilities or similar. It is recognised that a historical cattle dip has been identified as existing within this precinct and that Lot 2 on RP204243 is listed on the Contaminated Land Register as containing a Livestock Dip or Spray Race. Any Master Plan prepared for this precinct will need to address the remediation options and will be subject to concurrence agency review by the Department of Environment and Resource Management.

## Table of assessment

The following table identifies the levels of assessment for development in the Community purposes zone:

Development	Assessment criteria
<b>Exempt development</b>	
Caretaker's accommodation if the habitable floor level is 300mm above the defined flood level	
Club if in the Community precinct	
Market	
Park	
Temporary Use	
Utility installation	
<b>Compliance assessable development</b>	
<b>Assessment Criteria</b>	
Advertising device	Gatton Planning Scheme Advertising code
If in the Community precinct: Community use Educational establishment	Gatton Planning Scheme: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code, except A2.2(a); and (vi) Vehicle access, parking and on-site movement code  AO1.1 and AO1.2 of Part A of the Community purposes zone code
If in the Community and Showgrounds precinct: Operational works not associated with a material change of use	Gatton Planning Scheme: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a), A2.2(c)(iii) and (iv) and A4.2; and (iv) Vehicle access, parking and on-site movement code
If in the Community precinct: Operational works for reconfiguring a lot	Gatton Planning Scheme: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code
If in the Community precinct : Reconfiguring a Lot	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a Lot code, except A2.1 , A2.2, A19.4(a), A19.4(b)(iii)II and III , A27.1, A34.1, A36.1, A36.2; (ii) Earthworks code; (iii) Services and Infrastructure code except A2.2(a), A2.2(c)(iii) and (iv) and A4.2; and (iv) Vehicle access, parking and on-site movement code  AO2.1 of Part A of the Community purposes zone code.
<b>Code assessable development</b>	
<b>Assessment Criteria</b>	
Caretaker's accommodation (if not exempt)	Gatton Planning Scheme: (i) Caretaker's residential code; (ii) Services and Infrastructure code except A2.2(a), A2.2(c)(iii) and (iv) and A4.2); and (iii) Vehicle access, parking and on-site movement code  Community purposes use zone code.

Development	Assessment criteria
<b>Code assessable development</b>	<b>Assessment criteria</b>
Development if consistent with the intent of the precinct and in accordance with a master plan prepared for the precinct, or part of the precinct, by the Council or the Government.	Gatton Planning Scheme: (i) Earthworks code; (ii) Landscaping code; (iii) Lighting code; (iv) Services and infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code.  AO1.1 of Part B of the Community purposes zone Code.
If in the Parkside precinct: Community Use Education Establishment Residential Care Facility Retirement Village	Gatton Planning Scheme: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code, except A2.2(a); (v) Vehicle access, parking and on-site movement code; and (vi) Accommodation Unit and Dual Occupancy code  AO1.1 and AO1.2 of Part A of the Community purposes zone code
If in the Parkside Precinct: Operational works	Gatton Planning Scheme: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); and (iv) Vehicle access, parking and on-site movement code
If in the Community precinct : Reconfiguring a Lot	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a Lot code, except A2.1 , A2.2, A19.4(a), A194(b)(iii)II and III , A27.1, A34.1, A36.1, A36.2; (ii) Earthworks code; (iii) Services and Infrastructure code except A2.2(a), A2.2(c)(iii) and (iv) and A4.2; and (iv) Vehicle access, parking and on-site movement code  AO2.1 of Part A of the Community purposes zone code
If in the Community or Parkside precinct: Indoor sports and recreation	Gatton Planning Scheme: (i) Earthworks code; (ii) Landscaping code; (iii) Lighting code; (iv) Services and infrastructure code except A2.2(a); and (v) Vehicle access, parking and on-site movement code.
<b>Impact assessable development</b>	<b>Assessment criteria</b>
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

### Grantham State School

In 1896 the Grantham Scrub School opened on the corner of Scrub Road and Poole’s Road. It was said that some 15 children in the district had neither gone to school nor had they since they came to live in the locality. The school continued to operate until 1951 when it closed and most of the children were transferred to Grantham State School.

On 23 January 1905 the Grantham State School opened.



### History of Bugler Park

In 1973, land on the corner of William and Railway Streets is given to the then Gatton Shire Council by produce merchant Mick Bugler. It becomes Bugler Park in recognition of a family which has been prominent in the Grantham district for 85 years.

## Community purposes zone code

Performance outcomes	Acceptable Outcomes
<b>PART A Community and Parkside Precinct</b>	
PO1 The height and setbacks of buildings and structures are similar to the height and setbacks of existing buildings and structures in the precinct.	<p>AO1.1 New buildings and structures have a maximum height of 11m above natural ground level.</p> <p>AO1.2 Buildings and structures are setback</p> <ul style="list-style-type: none"> <li>(a) 10m from the street frontage if located opposite a residential living zone or recreation and open space zone;</li> <li>(b) 6m from the street frontage in any other location;</li> <li>(c) 10m from any side or rear boundary with a residential living zone or the recreation and open space zone;</li> <li>(d) 2m from the side and rear boundaries in any other location.</li> </ul>
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 Minimum lot size is 1Ha.
<b>PART B Showgrounds Precinct</b>	
PO1 Development does not compromise the future development of the Showground precinct	AO1.1 Development in the showground precinct is in accordance with a Council approved master plan for the precinct.
PO2 Noise and light generated by the showground activities do not impact negatively on residential development.	No acceptable outcome is nominated.
PO3 Buildings and structures have a height and setback in accordance with an approved master plan for the precinct.	No acceptable outcome is nominated.
PO3 Development does not compromise the protection of the Glossy-black cockatoos foraging habitat.	AO3.1 Foraging habitat is protected in accordance with the Environmental Protection Area identified on Map 4 - Precinct Plan.



### *Origins of the Grantham Rural Fire Brigade*

The Grantham Rural Fire Brigade formed in August 1989. The Fire Station is in William Street opposite the Post Office. Earlier the district was served by the Grantham Volunteer Fire Brigade which had a four-man double-action pump and water tank mounted on a trailer with solid tyres.

## 2.0 Limited development (constrained land) zone

### Purpose

The purpose of the Limited development (constrained land) zone is to identify land known to be significantly affected by one or more development constraints (such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas).

Such constraints pose severe restrictions on the ability of the land to be developed for residential purposes.

### Suggested Overall Outcomes

This zone will contain some houses where there are existing development entitlements, but primarily provides a range of low key rural activities which are agricultural in nature and which are compatible with the remaining residential uses.

It caters for uses such as flower farms, plant nurseries, turf farming, garden supplies, equine uses and other activities that are related to rural activities.

No new subdivision of lots is intended in this zone and amalgamation of lots is encouraged so existing lots can be aggregated for the intended agricultural uses.

Whilst not preferred, it is acknowledged that some residents may wish to remain in this area and therefore, if a dwelling house existed on the subject land on 10 January 2011, a new dwelling house or rebuilding of a dwelling house will require habitable floor levels to be at least 300mm above the defined flood level.

### *History of the Grantham's earliest orchards*

In the 1880s orchards were established in the district. When Stationmaster Charlie Wilkinson retired in 1914, he sold his land with 100 fruit trees. He was related to Grantham's first blacksmith, Albert Wilkinson, who was succeeded by his son Les Wilkinson. The blacksmith's shop was on the creek bank in William Street across from the Post Office.




## Table of assessment

The following table identifies the levels of assessment for development in the Limited development (constrained land) zone:

Development	Assessment criteria
<b>Exempt development</b>	
Animal husbandry	
Cropping	
Dwelling house if a dwelling house existed on the subject land on 10 January 2011 and if the habitable floor level is 300mm above the defined flood level	
Intensive horticulture	
Market	
Park	
Permanent plantations	
Roadside stall	
Utility installation	
<b>Self assessable development</b>	
Advertising device	Gatton Planning Scheme Advertising code
Agricultural supplies store	Gatton Planning Scheme: (i) Rural service industry code, except A4.1 and A4.2; (ii) Lighting code; (iii) Services and Infrastructure code except A2.2(a); and (iv) Vehicle Access, Parking and On-Site, Movement code  PO1 and PO2 of the Limited development (constrained land) zone code.
Bulk landscape supplies	
Garden Centre	
Wholesale nursery	
Reconfiguring a lot where for boundary realignment	Gatton Planning Scheme Reconfiguring a Lot Code A7.1, A7.2 and A7.3.
<b>Compliance assessable development</b>	
Operational works where not involving the physical alteration to a watercourse or floodway including vegetation clearing or where net filling does not exceed 50m <sup>3</sup> .	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code.
<b>Code assessable development</b>	
Rural industry.	Gatton Planning Scheme: (i) Rural service industry code except A4.1 and A4.2 ; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); and (v) Vehicle access, parking and on-site, movement code.  Limited development (constrained land) zone code.
<b>Impact Assessable development</b>	
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

## Limited development (constrained land) zone code

Performance outcomes	Acceptable Outcomes
PO1 Residential development is not preferred and in the limited circumstances where it is constructed it is constructed to provide an acceptable level of flood immunity.	AO1.1 Habitable floor level of residential development is 300mm above the defined flood level.
PO2 The height and setback of buildings and structures are similar to the height and setback of existing buildings and structures in the area.	AO2.1 Buildings and structures have a maximum height of 11.0m above natural ground level. AO2.2 Buildings are setback: (i) 6m from the street frontage; (ii) 10m from the side or rear boundary with a residential use; (iii) 6m from the side or rear boundary with a non residential use.
PO3 Non residential uses provide a 10m setback from any common boundary with a residential use so as to minimise impacts from noise or light on the residential use.	AO3.1 Buildings are setback a minimum of 10m from any boundary with a residential use. AO3.2 A 1.8m high fence is erected along the boundary with a residential use
PO4 Where practical, essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) are located above the defined flood level.	No Acceptable Outcome is provided.

### History of Grantham Street Names

Street names are listed here with their origins in parenthesis.

Anzac Avenue (after WWI, probably early 1920s)

Armstrong Road (Armstrong family, orchardists)

Boxmoor Street (Boxmoor Village in Hertfordshire, England)

Christopher Street (Christopher a young boy who died accidentally)

Citrus Street (Connors' orchard and packing shed)

Connors Road (Clarrie Connors, orchardist)

Harris Street (Harris Robinson, farmer)

Lawlers Road (Lawler family, farmers)

McGarva Road (Evan McGarva and McGarva families, orchardists)

Philps Road (Colin Philp, Ringwood, orchardist)

Railway Street (1870s)

Robert Street (Robert McGarva, son of William and Daisy McGarva, who died aged 2 years in 1936)

Victor Street (Victor Clem, bank manager)

William Street (William Henderson, publican)

## 4.0 Local centre zone

### Purpose

The purpose of the Local centre zone is to provide for a limited range of land uses and activities to service local needs.

It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment and community services and residential development where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use.

### Suggested Overall Outcomes

The Local centre zone is the heart of Grantham - a vibrant market place featuring a mix of uses and activities that provide day-to-day services for the town, its broader community and visitors. It is focused on Anzac Avenue, and includes shops, cafes, arts and crafts, an art gallery, a museum and a hotel.

On weekends, the local centre is transformed into a significant local produce and industry market with temporary and permanent stall facilities under covered shade structures. The whole main street of Anzac Avenue has a rural town character and builds on the amenity of the nearby parks. Landmark entry structures mark "Fruit Stall" corner where William Street and Anzac Avenue meet.

William Street provides the ideal setting for cafes and a pleasant walk up to the Butter Factory Community Centre from the Local centre.

New residential development is not preferred in the Local centre zone. However it is acknowledged that some residents may wish to remain and therefore, if a dwelling house existed on the subject land on 10 January 2011, a new dwelling house or rebuilding of a dwelling house will require habitable floor levels are to be at least 300mm above the defined flood level. Where achievable and practical, commercial, business and retail uses are encouraged to rebuild having regard to the defined flood level, noting requirement to maintain equitable access.

### *i*

#### *History of the Singh Store*

In 1926 Singh's Grantham General Store opened. It is understood that the store sold everything from a pin to an anchor and was run by an Indian hawker 'Jack' Nagina Singh. Singh's store, which closed in 1976, enjoyed the longest history of any store in Grantham.



## Table of assessment

The following table identifies the levels of assessment for development in the Local centre zone:

Development	Assessment criteria
<b>Exempt development</b>	
Caretaker's accommodation if the habitable floor level is 300mm above the defined flood level	
Dwelling house if a dwelling house existed on the subject land on 10 January 2011 and if the habitable floor level is 300mm above the defined flood level	
Market	
Park	
Roadside Stall	
Sales Office	
Temporary facility for the purposes of a shop, hotel, roadside stall, service station or service industry	
Temporary Use	
Utility installation	
<b>Self assessable development</b>	
<b>Assessment Criteria</b>	
Advertising device	Gatton Planning Scheme Advertising code
Community use	Gatton Planning Scheme:
Community care centre	(i) Earthworks code except A1.2;
Place of Worship	(ii) Landscaping code;
	(iii) Lighting code;
	(iv) Services and Infrastructure code, except A2.2(a); and
	(v) Vehicle access, parking and on-site movement code.
	AO2.1, AO2.2 and PO4 of the Local centre zone code
Food and drink outlet	Gatton Planning Scheme:
Health care services	(i) Commercial premises and shops code, except
Hotel	A1.1, A2.5,A3.1(a);
Office	(ii) Earthworks code except A1.2;
Service industry	(iii) Landscaping code;
Shop	(iv) Lighting code;
Shopping centre	(v) Services and Infrastructure code except A2.2(a); and
Theatre	(vi) Vehicle access, parking and on-site movement
	code.
	AO2.1, AO2.2 and PO4 of the Local centre zone code
Service station	Gatton Planning Scheme probable solutions:
	(i) Earthworks code except A1.2;
	(ii) Service station and car wash code, except A1.1 and
	A2.5;
	(iii) Landscaping code;
	(iv) Lighting code;
	(v) Services and Infrastructure code except A2.2(a); and
	(vi) Vehicle access, parking and on-site movement
	code.
	AO2.1, AO2.2 and PO4 of the Local centre zone code
<b>Compliance assessable development</b>	
<b>Assessment Criteria</b>	
Operational works where not involving the physical alteration to a watercourse or floodway or where net filling does not exceed 50m <sup>3</sup> .	Gatton Planning Scheme probable solutions:
	(i) Earthworks code except A1.2;
	(ii) Landscaping code;
	(iii) Services and Infrastructure code except A2.2(a); and
	(iv) Vehicle access, parking and on-site movement
	code.

Development	Assessment criteria
<b>Compliance assessable development</b>	<b>Assessment Criteria</b>
Operational works for Reconfiguring a Lot	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); and (iii) Vehicle access, parking and on-site movement code
Reconfiguring a Lot	Gatton Planning Scheme probable solutions:  (i) Section (A) and (C) of the Reconfiguring a lot code, except A1.5, A2.1 , A2.2, A19.4(a), A34.1, A36.1 and A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); and (iv) Vehicle access, parking and on-site movement code  AO3.1 and AO3.2 of the Local centre zone code
<b>Impact assessable development</b>	<b>Assessment criteria</b>
Any other development not listed in this table	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

## Local centre zone code

Performance outcomes	Acceptable Outcomes
PO1 Residential development is not preferred and is only provided where there is an acceptable level of flood immunity.	A01 The habitable floor level of residential development is 300mm above the defined flood level.
PO2 The height and setback of buildings and structures is similar to the height and setback of existing buildings and structures in the area	A02.1 Buildings and structures have a maximum height of 11m.  A02.2 Buildings and structures are set back: (a) 0m from the street; (b) 0m from the rear boundary if next to a non residential use and 6m if next to a residential use; and (c) 0m from the side boundary if next to a non residential use and 3m if next to a residential use.
PO3 The size of proposed new lots reflect the intent of the precinct and are sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations	A03.1 Minimum lot size is 400m <sup>2</sup> . A03.2 Minimum frontage is 10m.
PO4 Where practical, essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) are located above the defined flood level.	No Acceptable Outcome is provided.

## 5.0 Low impact industry zone

### Purpose

The purpose of the Low impact industry zone is to provide for service and low impact industry uses.

It may include non-industrial and business uses that support the industrial and rural/agricultural activities of Grantham.

Activities considered appropriate in this zone are defined as low impact industry or service industry.

### Suggested Overall Outcomes

This zone provides employment opportunities for the Grantham community, taking advantage of its proximity to the facilities offered by the Local centre which support a greater level of self containment of jobs for local residents.

Industry in this area is to be low impact, such as a vehicle workshop and a small engine repair workshop, and is not to affect the successful operation and enjoyment of surrounding uses.

Where achievable and practical, proposed uses are encouraged to build with regard to the defined flood level.

### *History of the Twomacs Garage*

In 1952, Twomacs Garage was built alongside the then Warrego Highway. It was run by Tommy Grice and 'Mac' Crust. The garage and service station ceased trading on January 1, 2000.




## Table of assessment

The following table identifies the levels of assessment for development in the Low impact industry zone:

Development	Assessment criteria
<b>Exempt development</b>	
Car park	
Dwelling house if a dwelling house existed on the subject land on 10 January 2011 and if the habitable floor level is 300mm above the defined flood level	
Market	
Park	
Sales office	
Temporary Use	
Utility installation	
<b>Self assessable development</b>	
Advertising device	Gatton Planning Scheme Advertising code
Low impact industry	Gatton Planning Scheme:
Research and technology facility	(i) Industrial development code except A1.1 , A2.5 A10.1, A11.1, A12.1;
Veterinary services	(ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); and (v) Vehicle access, parking and on-site movement code;
	AO1.1, AO1.2 and PO3 of the Low impact industry zone code
<b>Compliance assessable development</b>	
Operational works for reconfiguring a lot	Gatton Planning Scheme probable solutions: (i) Earthworks code except A1.2; (ii) Services and infrastructure code; and (iii) Vehicle access, parking and on-site movement code
Reconfiguring a Lot	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a lot code, except A2.1 , A2.2, A19.4(a), A34.1, A36.1, A36.2; (ii) Earthworks code except A1.2; (iii) Services and infrastructure code except A2.2(a); and (iv) Vehicle access, parking and on-site movement code
	AO2.1 and AO2.2 of the Low impact industry zone code
Operational works where not involving the physical alteration to a watercourse or floodway or where net filling does not exceed 50m <sup>3</sup> .	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a) (iv) Vehicle access, parking and on-site movement code
<b>Code assessable development</b>	
Service Station	Gatton Planning Scheme: (i) Service station and car wash code except A1.1; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code
	AO1.1, AO1.2 and PO3 of the Low impact industry zone code

Development	Assessment criteria
<b>Code assessable development</b>	<b>Assessment criteria</b>
Service industry Showroom Warehouse	Gatton Planning Scheme: (i) Commercial premises and shops code; (ii) Landscaping code; (iii) Lighting Code; (iv) Services and Infrastructure code except A2.2(a); and (v) Vehicle access, parking and on-site movement code;  AO1.1, AO1.2 and PO3 of the Low impact industry zone code
<b>Impact assessable development</b>	<b>Assessment criteria</b>
Any other development not listed in this table	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

## Low impact industry zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures are similar to the height and setbacks of existing buildings and structures in the area.	AO1.1 Buildings and structures have a maximum height of 11.0m above ground level.  AO1.2 Buildings and structures are setback:  (i) 6m from the street frontage; (ii) 0m from the side boundary with non residential uses and 3m from the boundary with residential use.
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 Minimum lot size is 1,000m <sup>2</sup> . AO2.2 Minimum frontage is 20m.
PO3 Where practical, essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) are located above the defined flood level.	No Acceptable Outcome is provided.

### *The telephone exchange*

In 1936, Grantham’s manual telephone exchange closed. The first Royal Automatic Telephone Exchange in Queensland was installed in Grantham in a building in the railway yard near the railway bridge. In later years it was relocated to premises in William Street.



## 6.0 Recreation and open space zone

### Purpose

The purpose of the Recreation and open space zone is to provide for a range of sporting, recreation, leisure, cultural and educational activities.

The zone provides for local, district and regional scale parks which serve the recreation needs of residents and visitors and may include areas for conservation.

Areas within the zone such as parks, playing fields and playgrounds are generally accessible to the public; however, access may be limited in certain areas and at certain times.

Where required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums and tennis courts, and other infrastructure to support the activities, provide safe access and support essential management.

### Suggested Overall Outcomes

This zone provides for a range of parks and open space areas, used for a variety of recreation and sporting activities, which support the residents of Grantham and surrounding areas. Some of these activities are organised and formal, like sporting clubs, but others are informal, such as playgrounds, and picnic areas. These areas also provide other facilities that meet community needs, such as shelters, picnic tables and clubhouses.

The zone also includes some areas which contain vegetation and other environmental values that are to be protected including the foraging habitat of the Glossy-black cockatoo within the park adjacent to Bowtells Road in the north-western corner of the site.

### *i*

### ***Sporting history in Grantham***

Grantham has a strong and proud sporting history. Rugby League football was in full swing by 1913 and the Grantham Rugby League team went on to win the Lockyer premiership from 1919 to 1922. In 1944, a meeting of parents decided to form the Grantham Boys Cricket Club. They played their first game at the Grantham Recreation Ground against the Gatton Convent on March 10, 1945, and won by 23 runs. Grantham's soccer team the 'Lockyer Stars' continued playing through the 1960s and 1970s.



RECREATIONAL AFL FIELD

A large park established on Victor Street acts as a new focal space for the Grantham community. This park caters for a range of recreational needs, such as a cricket club and AFL club, rugby league and soccer providing a home to re-establish the previously prominent sports of Grantham. This park also caters for a skate park, picnic, BBQ facilities, walking and cycling tracks supporting the local community.

### **Harris Street Precinct**

The land in the Harris Street precinct is intended to form a creekside park adjacent to Sandy Creek. Whilst not preferred given the history of flooding in this location, it is acknowledged that some residents may wish to remain and therefore if a dwelling house existed on the subject land on 10 January 2011, a new dwelling house or rebuilding of a dwelling house will require habitable floor levels which are to be at least 300mm above the defined flood level.

## **Table of assessment**

The following table identifies the levels of assessment for development in the Recreation and open space zone:

<b>Development</b>	<b>Assessment criteria</b>
<b>Exempt development</b>	
Car park	
Caretaker's accommodation if the habitable floor level is 300mm above the defined flood level.	
Community use if complying with AO1.1, AO1.2 and AO3.1 of the Recreation and open space zone code.	
Dwelling house if a dwelling house existed on the subject land on 10 January 2011 and if the habitable floor level is 300mm above the defined flood level if located in the Harris Street Precinct	
Market	
Outdoor sport and recreation	
Park	
Temporary Use	
Utility installation	
<b>Self assessable development</b>	
Advertising device	Gatton Planning Scheme Advertising code
Food and drink outlet	Gatton Planning Scheme: (i) Commercial premises and shops code except A1.1; (ii) Landscaping code; (iii) Lighting code; (iv) Services and Infrastructure code except A2.2(a); (v) Vehicle access, parking and on-site movement code.  AO1.1 and AO1.2 of the Recreation and open space zone code.
<b>Compliance assessable development</b>	
Operational works (except for the Harris Street Precinct)	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Services and infrastructure code; and (iii) Vehicle access, parking and on-site movement code

Development	Assessment criteria
<b>Compliance assessable development</b>	<b>Assessment criteria</b>
Reconfiguring a Lot except for the Harris Street Precinct	Gatton Planning Scheme: i) Section (A) and (C) of the Reconfiguring a lot code, except A2.1 , A2.2, A19.4(a), A34.1, A36.1, A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); and (iv) Vehicle access, parking and on-site movement code  AO2.1 of the Recreation and open space zone code
<b>Code assessable development</b>	<b>Assessment criteria</b>
Caretaker’s accommodation (if not exempt)	Gatton Planning Scheme: (i) Caretaker’s residential code; (ii) Services and Infrastructure code except A2.2(a); and (iii) Vehicle access, parking and on-site movement code.  AO1.1, AO1.2 and AO3.1 of the Recreation and open space zone code
Community use (if not exempt)	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); and (iii) Vehicle access, parking and on-site movement code.  AO1.1, AO1.2 and AO3.1 of the Recreation and open space zone code
Indoor sport and recreation  Major sport, recreation and entertainment facility	Gatton Planning Scheme: (i) Landscaping code; (ii) Lighting code; (iii) Earthworks code (iv) Services and Infrastructure code except A2.2(a); and (v) Vehicle access, parking and on-site movement code  AO1.1, AO1.2 and AO3.1 of the Recreation and open space zone code
<b>Impact assessable development</b>	<b>Assessment criteria</b>
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

## Recreation and open space zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures are similar to the height and setbacks of existing buildings and structures in the area..	AO1.1 Buildings and structures have a maximum height of 8.5m above natural ground level (unless they are light towers associated with park and outdoor sport and recreation)  AO1.2 Buildings and structures are setback 6m from all street frontages.
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 Minimum lot size is 4,000m <sup>2</sup> .
PO3 Development does not compromise the protection of the Glossy-black cockatoos foraging habitat.	AO3.1 Foraging habitat is protected in accordance with the Environmental Protection area identified on Map 4 - Precinct Plan.

## 7.0 Residential living zone

### Purpose

The purpose of the Residential living zone is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.

### Suggested Overall Outcomes

The Residential living zone is represented by two precincts of varying lot sizes.

#### *Residential living 1 precinct*

The Residential living 1 precinct provides typical town sized lots, generally with a minimum lot size of 1000m<sup>2</sup> in area and accommodates mainly dwelling houses, some of which have been relocated from other areas of the town.

While this precinct includes newer parts of Grantham, it is well integrated with the original parts of the town and is located close to the shops and facilities of the local centre, the employment opportunities of the low impact industrial area, the community centre, the school and the Victor Street park.

Lots in this precinct are intended to be sewered and connected to the town water supply, and no further reconfiguring of lots beyond that established in the initial development of the area is intended. Lots smaller than 1000m<sup>2</sup> may be established within this zone however will be subject to an impact assessable application.

#### *The first land sales in Grantham*

In 1886, the first land sales established Grantham Town in the Lockyer Valley. The town was named by the first white settlers after their former home town of Grantham in Lincolnshire, 108 miles (174km) north of London. Sheep grazing was the main industry although more orchards were established and dairying became a major industry by the 1890s.




**Residential living 2 precinct**

This Residential living 2 precinct provides for larger lots, generally with a minimum lot size of 2,000m<sup>2</sup> in area, and accommodates mainly dwelling houses, some of which have been relocated from other areas of the town.

It sits between the Residential living 1 precinct and the Rural residential zone and provides a transition between those precincts. The Victor Street park and the school are nearby.

Lots in this precinct may not be sewered but are connected to the town water supply, and no further reconfiguring of lots beyond that established in the initial development of the area is intended.

**Table of assessment**

The following table identifies the levels of assessment for development in the Residential living zone:

Development	Assessment criteria
<b>Exempt development</b>	
Community residence	
Dwelling house in accordance with the Residential living zone code	
Operational works for reconfiguring a lot if complying with the probable solutions of the following codes of the Gatton Planning Scheme	
(i)	Earthworks code except A1.2;
(ii)	Services and Infrastructure code except A2.2(a); and
(iii)	Vehicle access, parking and on-site movement code
Park	
Reconfiguring a lot in the residential living 1 precinct, if:	
(i)	lots comply with AO2.1 and AO2.2 of the Residential living zone code;
(ii)	lots are owned by Council; and
(iii)	in accordance with the lot layout master plan to be determined by Council
Reconfiguring a lot in the residential living 2 precinct, if:	
(i)	lots comply with AO2.1 and AO2.2 of the Residential living zone code;
(ii)	lots are owned by Council; and
(iii)	in accordance with the lot layout master plan to be determined by Council
Sales office	
Temporary use	
Utility installation	
<b>Self assessable development</b>	
Home based business	<b>Assessment Criteria</b> Gatton Planning Scheme: (i) Home based business code; or (ii) If for bed and breakfast accommodation, the Bed and breakfast accommodation code; and (iii) Services and Infrastructure code except A2.2(a).

Development	Assessment criteria
<b>Self assessable development</b>	<b>Assessment criteria</b>
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); and (iv) Vehicle access, parking and on-site movement code
<b>Code assessable development</b>	<b>Assessment criteria</b>
Reconfiguring a Lot (if not exempt)  ie. Lots not complying with exempt criteria are code assessable.	Gatton Planning Scheme: (i) Section (A) and (C) of the Reconfiguring a lot code, except A1.5, A2.1, A2.2, A19.4(a), A34.1, A36.1 and A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code; (v) Potential Bushfire Risk Area Overlay Code; and (vi) Steep and Unstable Land Overlay Code  AO2.1 and AO2.2 of the Residential living zone code
Operational works for reconfiguring a lot (if not exempt)	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); and (iii) Vehicle access, parking and on-site movement code
<b>Impact assessable development</b>	<b>Assessment criteria</b>
Any other development not listed in this table	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

## Residential living zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures reinforces the low intensity, semi-rural character of the zone and are similar to the height and setback of existing buildings and structures.	AO1.1 Buildings and structures have a maximum height of 8.5m above natural ground level.  AO1.2 Buildings and structures are setback a minimum: (i) 6m from the street frontage and from the rear boundary; (ii) 3m from the side boundary.
PO2 The size of proposed new lots reflect the intent of the precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations.	AO2.1 (i) In the residential living 1 precinct minimum lot size is 1,000m <sup>2</sup> ; (ii) In the residential living 2 precinct minimum lot size is 2,000m <sup>2</sup> ;  AO2.2 (i) In the residential living 1 precinct minimum frontage is 20 m; (ii) In the residential living 2 precinct minimum frontage is 30 m.

## 8.0 Rural residential zone

### Purpose

The purpose of the Rural residential zone is to provide for residential development on large lots where the local government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed.

### Suggested Overall Outcomes

#### *Rural residential 1 precinct*

This precinct contains larger lots generally with a minimum lot size of 3,000m<sup>2</sup> in area and includes lots which act as a transitional zone between the Community purposes zone (showgrounds precinct) and the smaller residential living lots. It provides for a semi-rural lifestyle, still close to the town's facilities.

Where these lots are close to the showgrounds precinct, houses, structures and recreation areas should be located far enough away so that residents maintain their rural residential amenity. In this regard a 30m buffer is proposed to the showground precinct. Homes should still front Bowtells Road but should be setback back 30m from the front boundary.

A 30m buffer is also required for lots adjacent to the western boundary. This buffer is required for bushfire protection and therefore dwellings are to be located within a nominated building envelope outside of the buffer nominated on Map 4 - Land Use Plan.

Because of the larger lot sizes, this precinct also provides for some low intensity rural use, such as horse keeping. For the lots close to the showgrounds precinct, these uses may have a direct relationship with those facilities.

Lots in this precinct are connected to the town water supply but are not sewered, and no further reconfiguring of lots beyond that established in the initial development of the area is intended.



RURAL RESIDENTIAL

### **Rural residential 2 precinct**

This precinct contains larger lots generally with a minimum lot size of 10,000m<sup>2</sup> in area and acts as an interface between the farming areas in either the Rural agriculture precinct of this Development Scheme or the Rural agriculture zone in the Gatton Planning Scheme to the west of the town and the residential precincts to the east. This precinct provides for a semi-rural lifestyle, with residents enjoying the benefits of a rural environment as well as the benefits of being close to the towns facilities.

Buildings on lots which adjoin farming lands are to be located far enough away from these uses to ensure that the lifestyle of residents is not affected. A 30m buffer is also required for lots adjacent to the western boundary. This buffer is required for bushfire protection and therefore dwellings are to be located within a nominated building envelope outside of the buffer nominated on Map 2 - Land Use Plan.

Because of the larger lot sizes, this precinct provides for some low intensity rural uses, such as horse keeping. For the lots close to the showgrounds precinct, these uses may have a direct relationship with those facilities.

Lots in this precinct are unlikely to be seweraged or connected to the town water supply or sewer, and no further reconfiguring of lots beyond that established in the initial development of the area is intended.

## **Table of assessment**

The following table identifies the levels of assessment for development in the Rural residential zone:

<b>Development</b>	<b>Assessment criteria</b>
<b>Exempt development</b>	
Community residence (within any applicable building location envelope) complying with the Rural residential zone code	
Dwelling house (within any applicable building location envelope) complying with the Rural residential zone code	
Operational works for reconfiguring a lot if complying with the probable solutions of the following codes of the Gatton Planning Scheme:	
(i)	Earthworks code except A1.2;
(ii)	Services and Infrastructure code except A2.2(a); and
(iii)	Vehicle access, parking and on-site movement code
<b>Park</b>	
Reconfiguring a lot in the rural residential 1 precinct, if:	
(i)	lots comply with AO2.1 and AO2.2 of the Rural residential zone code;
(ii)	lots are owned by Council;
(iii)	in accordance with the lot layout master plan to be determined by Council; and
(iv)	resulting lots contain a building location envelope at least 30 metres from the boundary of the Rural Agriculture or Showgrounds precincts
Reconfiguring a lot in the rural residential 2 precinct, if:	
(i)	lots comply with AO2.1 and AO2.2 of the Rural residential zone code;
(ii)	lots are owned by Council;
(iii)	in accordance with the lot layout master plan to be determined by Council; and
(iv)	resulting lots contain a building location envelope at least 30 metres from the boundary of the Rural Agriculture or Showgrounds precincts
Sales office	
Temporary use	
Utility installation	

Self assessable development	Assessment Criteria
Home based business	Gatton Planning Scheme: (i) Home based business code; (ii) If for bed and breakfast accommodation, the Bed and breakfast accommodation code; and (iii) Services and Infrastructure code except A2.2(a)
Operational works not associated with a material change of use	Gatton Planning Scheme probable solutions: (i) Earthworks code except A1.2; (ii) Landscaping code; (iii) Services and Infrastructure code except A2.2(a); and (iv) Vehicle access, parking and on-site movement code.
Compliance assessable development	Assessment criteria
Caretaker's accommodation	Gatton Planning Scheme: (i) Caretaker's residential code; (ii) Services and Infrastructure code except A2.2(a); and (iii) Vehicle access, parking and on-site movement code  Rural residential zone code
Code assessable development	Assessment criteria
Reconfiguring a Lot (if not exempt)	Gatton Planning Scheme: (i) Section (A) of the Reconfiguring a lot code, except A2.1 , A2.2, A19.4(a), A34.1, A36.1 and A36.2; (ii) Earthworks code except A1.2; (iii) Services and Infrastructure code except A2.2(a); (iv) Vehicle access, parking and on-site movement code; (v) Potential Bushfire Risk Area Overlay Code; and (vi) Steep and Unstable Land Overlay Code  AO1.1 , AO2.1 and AO2.2 of the Rural residential zone code
Wholesale nursery	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); and (iii) Vehicle access, parking and on-site movement code  AO1.1, AO1.2, AO3.1 and AO3.2 of the Rural residential zone code
Operational works for reconfiguring a lot (if not exempt)	Gatton Planning Scheme: (i) Earthworks code; (ii) Services and Infrastructure code except A2.2(a); and (iii) Vehicle access, parking and on-site movement code
Impact assessable development	Assessment criteria
Any other development not listed in this table.	Regard will be given to the Grantham Land Use Plan as a whole as well as to the Gatton Planning Scheme where appropriate.

## Rural residential zone code

Performance outcomes	Acceptable Outcomes
PO1 The height and setback of buildings and structures minimises impacts on the low intensity, rural residential character of the precinct.	<p>AO1.1 Buildings and structures have a maximum height of 8.5m from natural ground level.</p> <p>AO1.2 Unless otherwise required under AO3.1 or AO3.2, buildings and structures are minimum setback:</p> <ul style="list-style-type: none"> <li>(i) 10m from the street frontage;</li> <li>(ii) 6m from the rear boundary;</li> <li>(iii) 3m from the side boundaries</li> </ul>
PO2 The size of proposed new lots reflect the intent of the particular precinct and is sufficient to ensure uses subsequently established on those lots can accommodate buildings, vehicle access, car parking, open space, waste disposal facilities and landscaping, in accordance with community expectations	<p>AO2.1</p> <ul style="list-style-type: none"> <li>(i) In the rural residential 1 precinct minimum lot size is 3,000m<sup>2</sup>.</li> <li>(ii) In the rural residential 2 precinct minimum lot size is 10,000 m<sup>2</sup>.</li> </ul> <p>AO2.2</p> <ul style="list-style-type: none"> <li>(i) In the residential living 1 precinct minimum frontage is 40m;</li> <li>(ii) In the residential living 2 precinct minimum frontage is 50m.</li> </ul>
PO3 Buildings and structures are located so as to minimise conflicts and potential impacts (such as bushfire) on amenity with the nearby showgrounds and rural land.	<p>AO3.1 Buildings are setback a minimum of 30 metres from the boundary of the Showgrounds precinct in the Community purposes zone and 30 metres from the Rural Agriculture zone on the western boundary.</p> <p>AO3.2 Buildings, structures and outdoor recreation areas are located within a building location envelope located a minimum of 30metres from any boundary with the rural zone.</p>

### Land Sales

On 10 May 1910, one of the first important land sales with subdivisions from the Grantham Estate occurred. In the town area 50 business and residential sites went under the hammer, while outside the main town a similar number of blocks of agricultural land were offered. They included one showing outlines of buildings on Grantham Station and another depicting an 80-acre homestead block.



## 9.0 Rural zone

### Purpose

The purpose of the Rural zone is to provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities.

The Rural zone will also provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes.

The Rural zone is intended to protect or manage significant natural features, resources and processes, including the capacity for primary production.

### Suggested Overall Outcomes

#### *Rural agriculture precinct*

This precinct is to achieve the same outcomes as the Rural agriculture zone in the Gatton Planning Scheme. These areas will remain in large lots suitable for farming purposes.

The assessment categories and relevant assessment criteria for the Rural agriculture zone in the Gatton Planning Scheme apply in the precinct.

#### *Rural general precinct*

This precinct is to achieve the same outcomes as the Rural general zone in the Gatton Planning Scheme. These areas will remain in large lots suitable for farming purposes.

The assessment categories and relevant assessment criteria for the Rural general zone in the Gatton Planning Scheme apply in the precinct.



## Using this Land use plan

This land use plan has been written using the Queensland Planning Provisions v2.0 developed by the Department of Local Government and Planning to facilitate the inclusion of this Development Scheme into Council's new Sustainable Planning Act 2009 planning scheme at the time when that scheme is developed.

The process for determining a level of assessment is:

1. Identify the type of development proposed by referring to the relevant definitions.
2. Identify the Land Use Plan zone and applicable precinct the site is located in by referring to Map 2 - Land Use Plan, Map 3- Land Use Plan Inset and Map 4 - Precinct Plan.
3. Determine the level of assessment by referring to the table of assessment in the relevant zone/ precinct of the Land Use Plan.

The Development Scheme states the category of development for all development in the Reconstruction Area. The categories of development are

### (a) Exempt development

If development is exempt in this Development Scheme through reference to a plan or map contained in the Development Scheme, the Minister has discretion to decide if a proposal is consistent with that plan or map if there are minor variations involved.

Some exempt development in this Land Use Plan is subject to certain criteria for exemption. If development does not comply with the identified criteria, the development becomes code assessable unless an alternative level of assessment is specifically identified in the Table of assessment. Where such development is code assessable, the applicable codes will be the relevant zone code and any other code that may be listed in the criteria for exemption for that form of development, including identified codes of the Gatton Planning Scheme.

### (b) Self assessable development

Self assessable development complies with the Land Use Plan if it complies with the probable solutions of the identified codes of the Gatton Planning Scheme or the relevant acceptable outcomes of the applicable precinct code. If development does not comply with these performance outcomes or acceptable outcomes, the development is code assessable. Where such development is code assessable, the applicable codes will be the relevant zone code and any other code that may be listed in the criteria for exemption for that form of development, including identified codes of the Gatton Planning Scheme.

### (c) Compliance assessable development

Compliance assessable development complies with the Land Use Plan if it complies with the probable solutions of the identified codes of the Gatton Planning Scheme or the relevant acceptable outcomes of the applicable zone code. If development does not comply with these performance outcomes or acceptable outcomes, the development is code assessable. Where such development is code assessable, the applicable codes will be the relevant zone code and any other code that may be listed in the criteria for exemption for that form of development, identified codes of the Gatton Planning Scheme.

**(d) Code assessable development**

Code assessable development complies with the Land Use Plan if it complies with:

- the intent or purpose of the zone and/or precinct in which it is located;
- the probable solutions of the identified codes of the Gatton Planning Scheme; and
- the relevant acceptable outcomes of the applicable zone code under this development scheme.

If a development meets all the acceptable outcomes / probable solutions of the relevant codes, then the development is taken to comply with the intent or purpose of the zone / precinct, as well as with the performance / specific outcomes of the relevant codes. If a development does not meet all of the acceptable outcomes / probable solutions of the relevant codes the development is Impact assessable.

**(e) Impact assessable development**

Impact assessable development complies with the Land Use Plan for if it complies with:

- the intent or purpose of the zone and /or precinct in which it is located;
- the probable solutions of the relevant code of the Gatton Planning Scheme; and
- the relevant acceptable outcomes of the applicable zone code under this Development Scheme .

If a development meets all the acceptable outcomes / probable solutions of the relevant codes, then the development is taken to comply with the intent or purpose of the precinct, as well as with the performance / specific outcomes of the relevant codes. If a development does not meet all of the acceptable outcomes/ probable solutions of the relevant codes, then it will be assessed on its individual merits.

**Definitions**

Terms used in this Land Use Plan have the same meaning as set out in the Queensland Planning Provisions (v2.0) or the *Sustainable Planning Act 2009*. However, where:

- (a) a use which is mentioned in a Gatton Planning Scheme code referred to in this Land Use Plan; or
- (b) a term referred to in this Land Use Plan;

is not defined in the Queensland Planning Provisions (v2.0), the Gatton Planning Scheme definition applies.

If they are not defined therein, they have their plain English meaning.

**Grantham State School Site**

Should the Grantham State School relocate to a different site at any time during the life of this Land Use Plan, the original school site (included in the community purposes zone at the commencement of this Land Use Plan) is to be taken to be included in the residential living zone. The intent, table of assessment and code provisions of the residential living zone will thereafter apply to the original school site instead of the Community precinct provisions.

**Defined Flood Level**

The defined flood level for this Land Use Plan is as determined by Lockyer Valley Regional Council having regard to the flooding on 10 January 2011. Council may adopt both an interim and final level following further studies.

### **Relationship to Gatton Planning Scheme**

This Land Use Plan refers to or relies upon various provisions of the Gatton Planning Scheme. To the extent there is any inconsistency between this Land Use Plan and those provisions, this Land Use Plan prevails.

For the purpose of this land use plan, any reference in an identified code of the Gatton Planning Scheme to:

- (a) a zone, means a zone or precinct of the land use plan;
- (b) the Urban residential zone, means the Residential living 1 precinct of the land use plan;
- (c) the Park residential Zone, means the Residential living 2 precinct and Rural residential 1 precinct;
- (d) the Rural residential Zone, means the Rural residential 2 precinct;
- (e) the Commercial Zone, means the Local Centre Zone of the land use plan;
- (f) the Industry Zone, means the Low Impact Industry Zone of the land use plan;
- (g) the Open Space and Recreation Zone, means the Recreation and Open Space Zone of the land use plan;
- (h) the Community Facilities Zone, means the Community purposes zone of the land use plan; and
- (i) a Rural general or Rural agriculture zone, means the Rural Agricultural precinct or the Rural general precinct of the land use plan.

### **Building work**

Building work as defined in the *Sustainable Planning Act 2009* is not regulated by this Land Use Plan.

### **Plumbing and drainage Work**

Plumbing and drainage work as defined in the *Sustainable Planning Act 2009* is not regulated by this Land Use Plan.

### **Gatton Planning Scheme**

References in the Development Scheme to the Gatton Planning Scheme refers to the Planning Scheme for the former Gatton Shire commencing on 1 July 2007 and any subsequent amendments.

### **Road, waterway and reclaimed land**

Where a road, waterway or reclaimed land in the Reconstruction Area is not covered by a zone, the following applies:

- (a) if adjoined on both sides by land in the same zone—the road, waterway or reclaimed land is in the the same zone as the adjoining land; or
- (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
- (c) if road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land.



# PART 2

# INFRASTRUCTURE

# PLAN



# Infrastructure Plan

Infrastructure requirements to support the delivery of the Development Scheme for Grantham will be determined by Council as part of the staged detailed design of Council owned land and as part of the development assessment process for non-Council owned land.

Infrastructure will include:

- Roads
- Water
- Sewerage
- Stormwater management
- Parks
- Electricity supply
- Telecommunications
- Community facilities

Listed below is the infrastructure currently identified for the Grantham Reconstruction Area.

Infrastructure	Description of works
Roads	New internal roads to service the new residential area
	New access road between Gatton -Helidon Road and the new residential area over the existing railway line
Water supply	Water supply works for development that connects to existing networks
Sewerage	Provision of package sewerage plant to service the new development
Stormwater Management	New works linking with external stormwater management works
Parks	Provision of new parkland
Electricity Supply	Works as required by the relevant provider
Telecommunications	Provision of telecommunications to the new residential area
Community facilities	Facilities as agreed by the relevant provider

## Local Infrastructure

Local infrastructure will include all internal works and external connections required to deliver the development including:

- a. Roads (including internal local roads and external access roads required to service the new development)
- b. Water Supply (including internal and external works to connect to existing infrastructure networks)
- c. Sewerage (including works to proposed new sewerage treatment plant)
- d. Stormwater Management (including works to connect the existing stormwater systems)
- e. Parks (including the delivery of a recreational parkland to service the development)

- f. Electricity Supply (including internal and external works to connect to existing infrastructure networks )
- g. Telecommunications (including internal and external works to connect to existing infrastructure networks)
- h. Community facilities (including community facility sites).

## Infrastructure Requirements

The land owner will be required to deliver all local infrastructure required to service the new development.

The Department of Transport and Main Roads is constructing the new railway line crossing connecting Gatton -Helidon Road to the new residential area.

Road design should take into consideration emergency access.

A future electrical substation is likely to be required in the vicinity of the wastewater plant. Actual location and timing of this provision is to be determined by the provider.

The specific infrastructure requirements required for the proposed development will be subject to further detailed infrastructure investigations that will occur as the detailed design is completed and as the development continues. The infrastructure requirements and delivery responsibilities may be amended to reflect the outcomes of these investigations.

Indicative infrastructure plans for roads, water supply, sewerage and stormwater management are included for advisory purposes only.



### *The History of Infrastructure in Grantham*

In 1866, the railway line was built through Sandy Creek (the original name for the siding at Grantham). The first platform at Grantham was constructed in 1875. In 1914 the railway line from Grantham to Helidon was duplicated and in 1936 electricity was installed at the railway station.

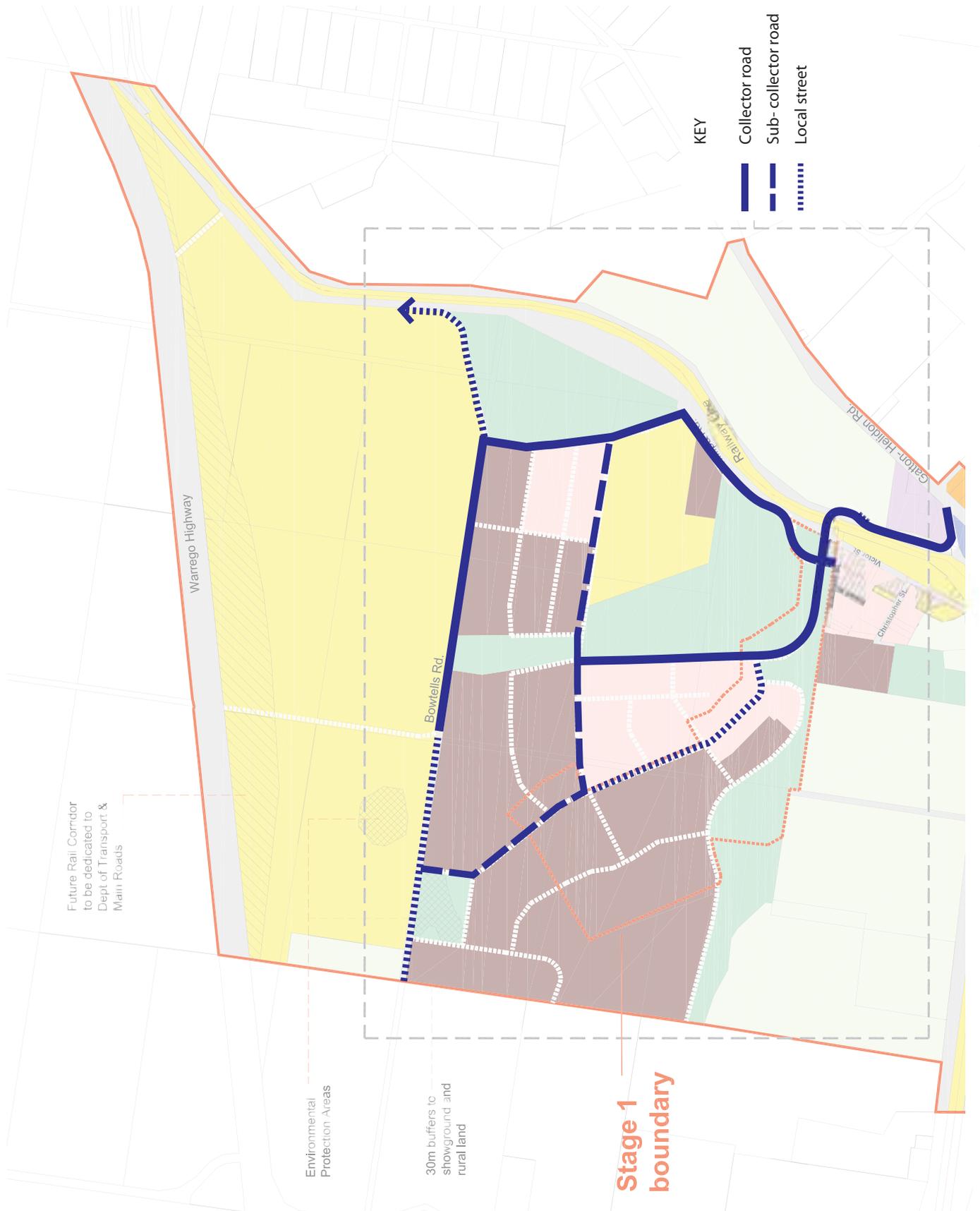
In 1927, a loan was available for water supply for Grantham residents. Bores and windmills with troughs were installed in Gatton, Helidon and Anzac Avenue, Grantham.

The first street lights were switched on in Grantham in August 1936.

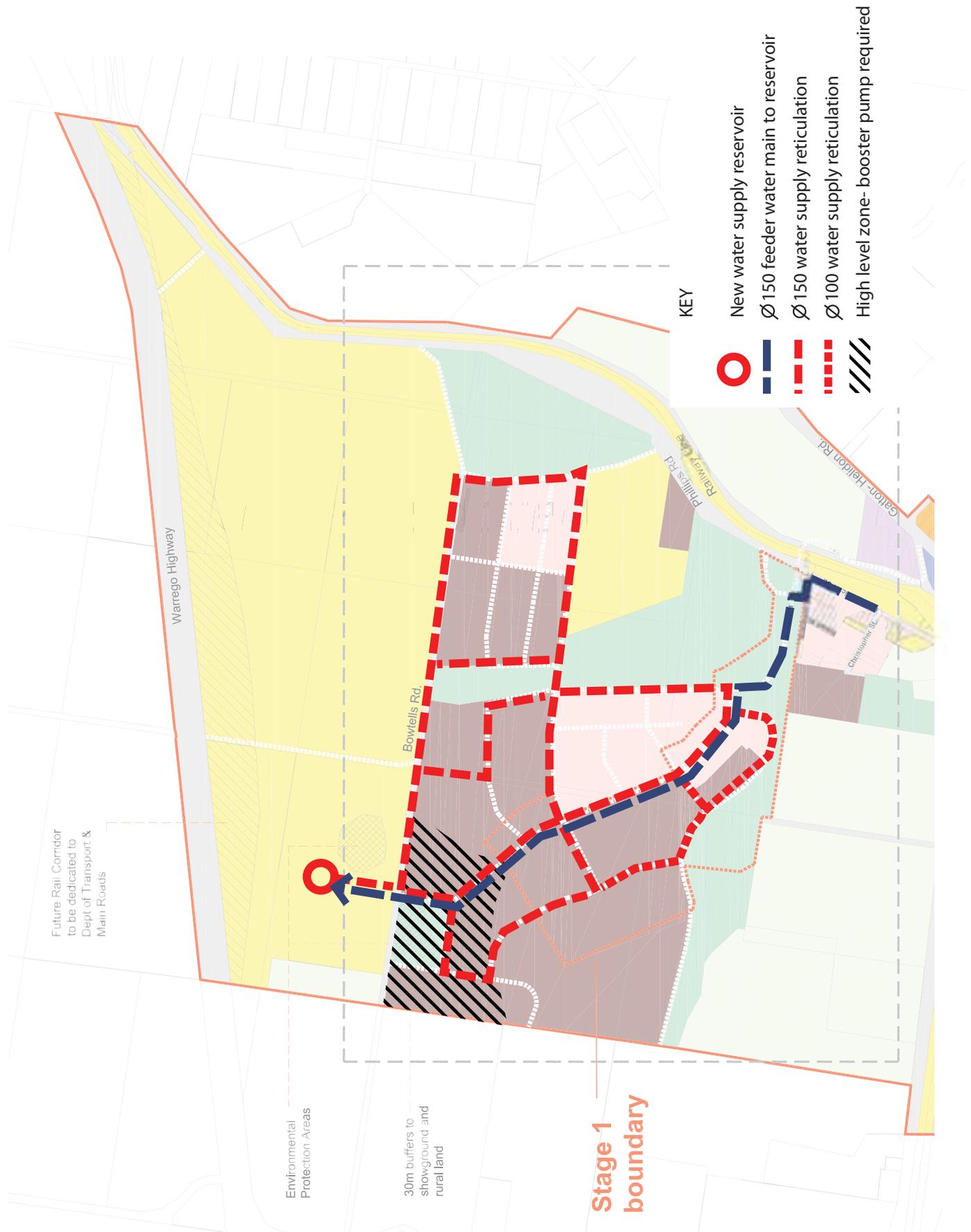
In 1968, the Warrego Highway was rerouted through Grantham and in 1989 the \$10 million Gatton bypass commenced operation and traffic was diverted away from Grantham.

In 1979, the then Gatton Shire Council agreed to borrow \$13,333 to construct the first public toilets alongside the Warrego Highway at Grantham.

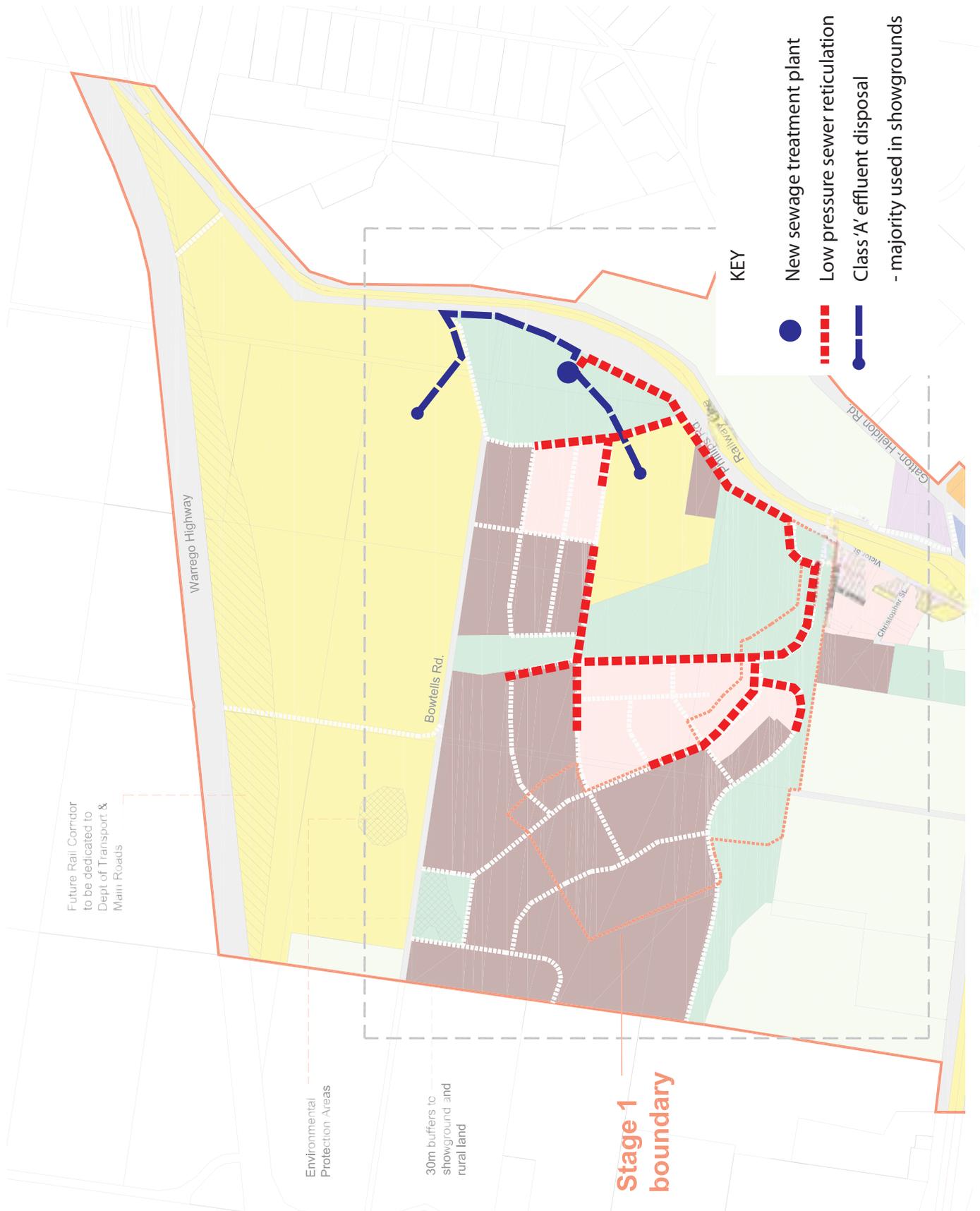
# MAP A - ROADS



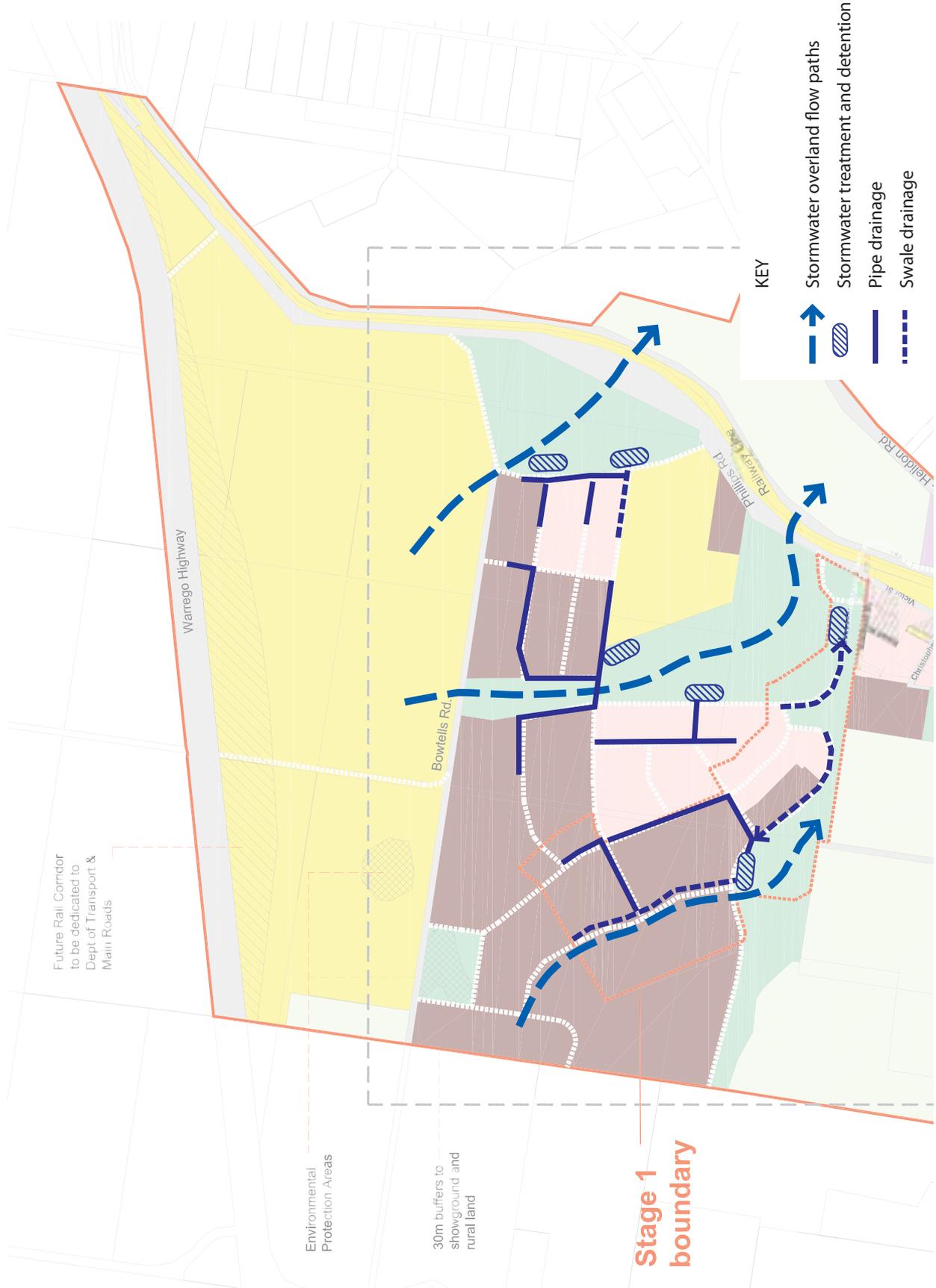
# MAP B - WATER SUPPLY



# MAP C - SEWER



# MAP D - STORMWATER MANAGEMENT





# **PART 3**

# **IMPLEMENTATION**

# **STRATEGY**



## Implementation Strategy

The QldRA Act requires a Development Scheme to include an implementation strategy to achieve the main purposes of the QldRA Act for the Reconstruction Area, to the extent that they are not achieved by the land use plan or infrastructure plan. In this regard, the land use plan and infrastructure plan largely address the main purposes of the QldRA Act to facilitate the effective and efficient rebuilding and recovery of affected communities.

Fulfilling the ultimate vision for the Grantham community is likely to take many years and that is why the immediate priorities are outlined in the two (2) year vision which reflects many of the critical reconstruction needs of the community over the next two (2) years. Whilst contextualised as a 2 year vision, it is likely that the majority of the two (2) year vision with respect to the relocation of displaced residents is likely to occur much sooner with Council having commenced construction on the first stage of the new development in June 2011 in order to ensure that some residents will be in their new homes by Christmas 2011.

Like many things within our society, changes and evolution will occur during the life of this Development Scheme including; technologies, prevailing economic conditions, socio-demographic trends and attitudes and preferences towards housing.

Any changes or evolution as a result of these circumstances can be reflected in a revised master plan for Grantham through any future reviews of Council's Planning Scheme. The Development Scheme has been written using the standardised Queensland Planning Provisions developed by the Department of Local Government and Planning and this will facilitate the transition, review and refinement of the Development Scheme into Council's future planning scheme.

To facilitate Council's Relocation Policy (land swap program) and the costs associated with facilitating this program, it is intended that sufficient additional development over and above that required for the land swap program will be permitted within the Reconstruction Area, on the basis that the costs associated with the land swap program are borne by Council and recouped where possible through additional development yield.

Council released details of its land swap program on 4 May 2011. Specifically, the program involves a voluntary land swap arrangement between Council and residents from Grantham, Murphy's Creek, Postman's Ridge, Hellidon and Withcott who were devastated by the January 2011 flash flooding. The program being facilitated by Council will involve participants receiving a 'like for like' land parcel in the new part of town being developed by Council equivalent in size to their existing property. Council has advised that lots will be awarded under a formalised ballot system where residents will have the opportunity to select preferences for a new lot. Council has nominated that the land swap program will be open in mid 2011 with further nominations open in late 2011 and early 2012.

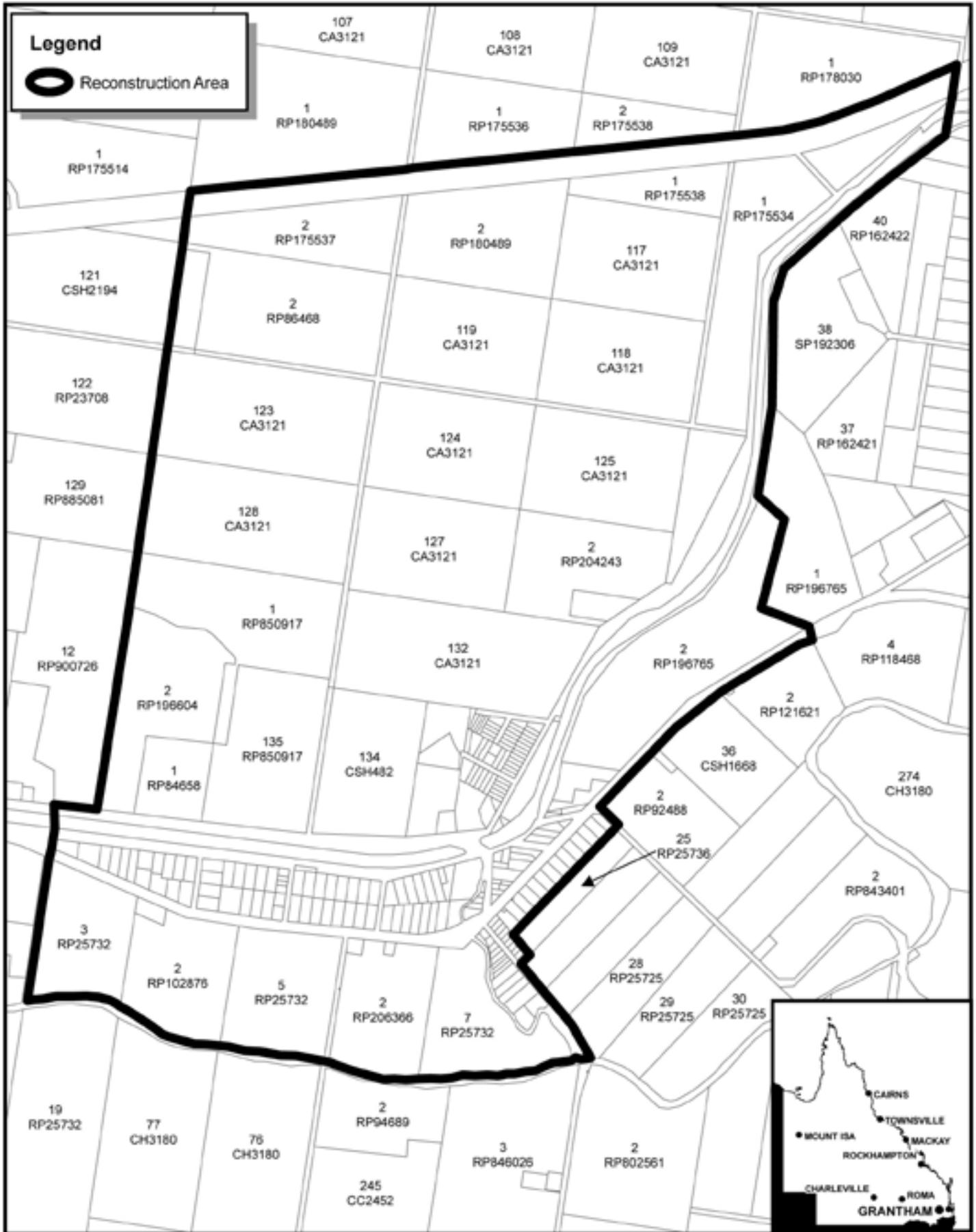
Residents who elect to participate in the land swap program being administered by Council or who elect to rebuild on their current land will be responsible for all housing construction costs including the relocation of housing. It should be noted that some financial assistance may be provided to affected residents who participate in Council's land swap program from the Premier's Disaster Relief Appeal.

This implementation strategy responds to the challenge of delivering a land swap program over an extended period of time by removing regulatory hurdles and providing flexibility in the final development form. Collectively, this Development Scheme will ensure that together the community, Council and the Authority will rebuild a stronger, more resilient Grantham.



# REFERENCE PLANS



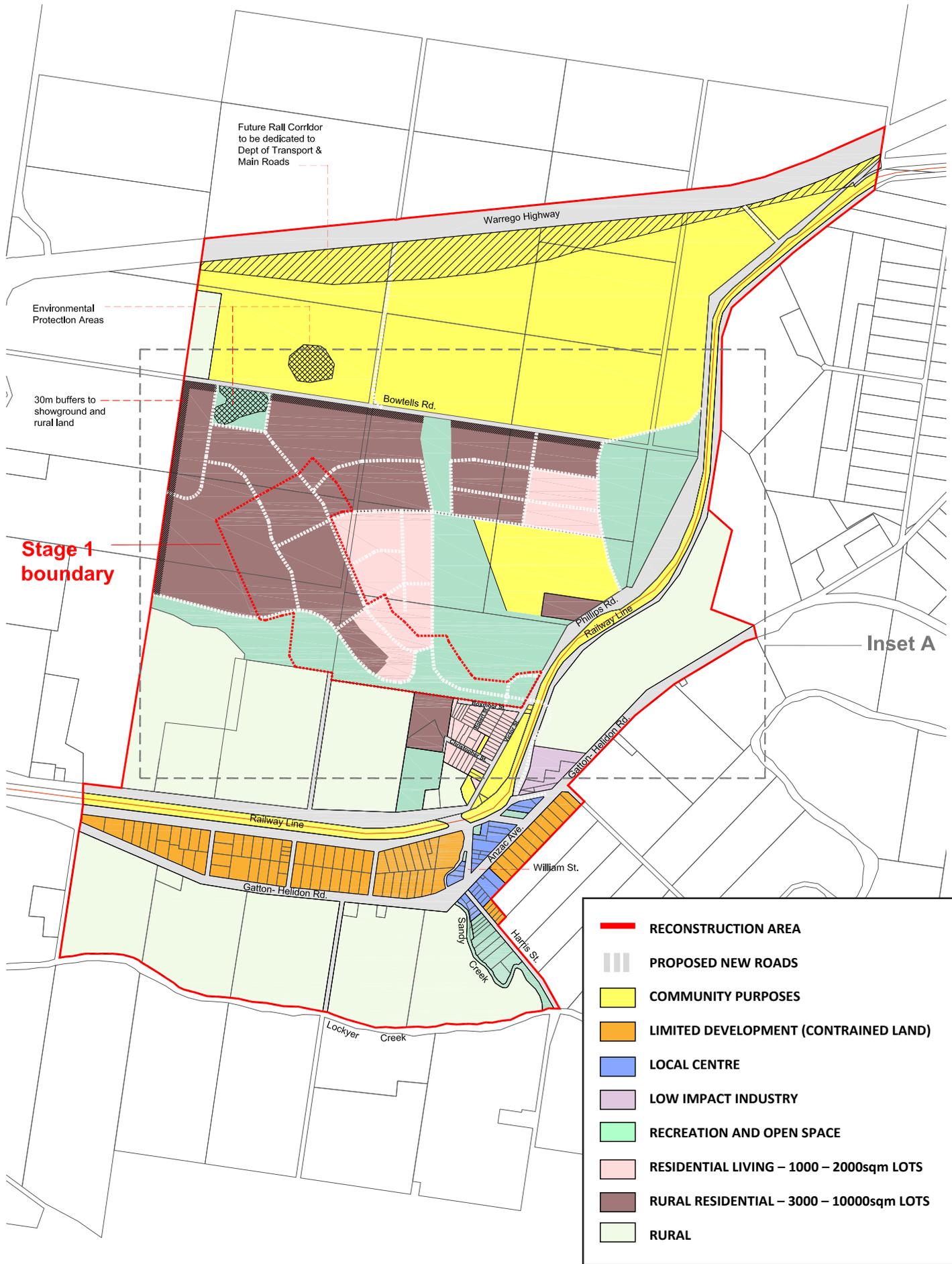


Local Authority: Lockyer Valley Regional Council  
 Locality: Grantham  
 Date: 29 June 2011



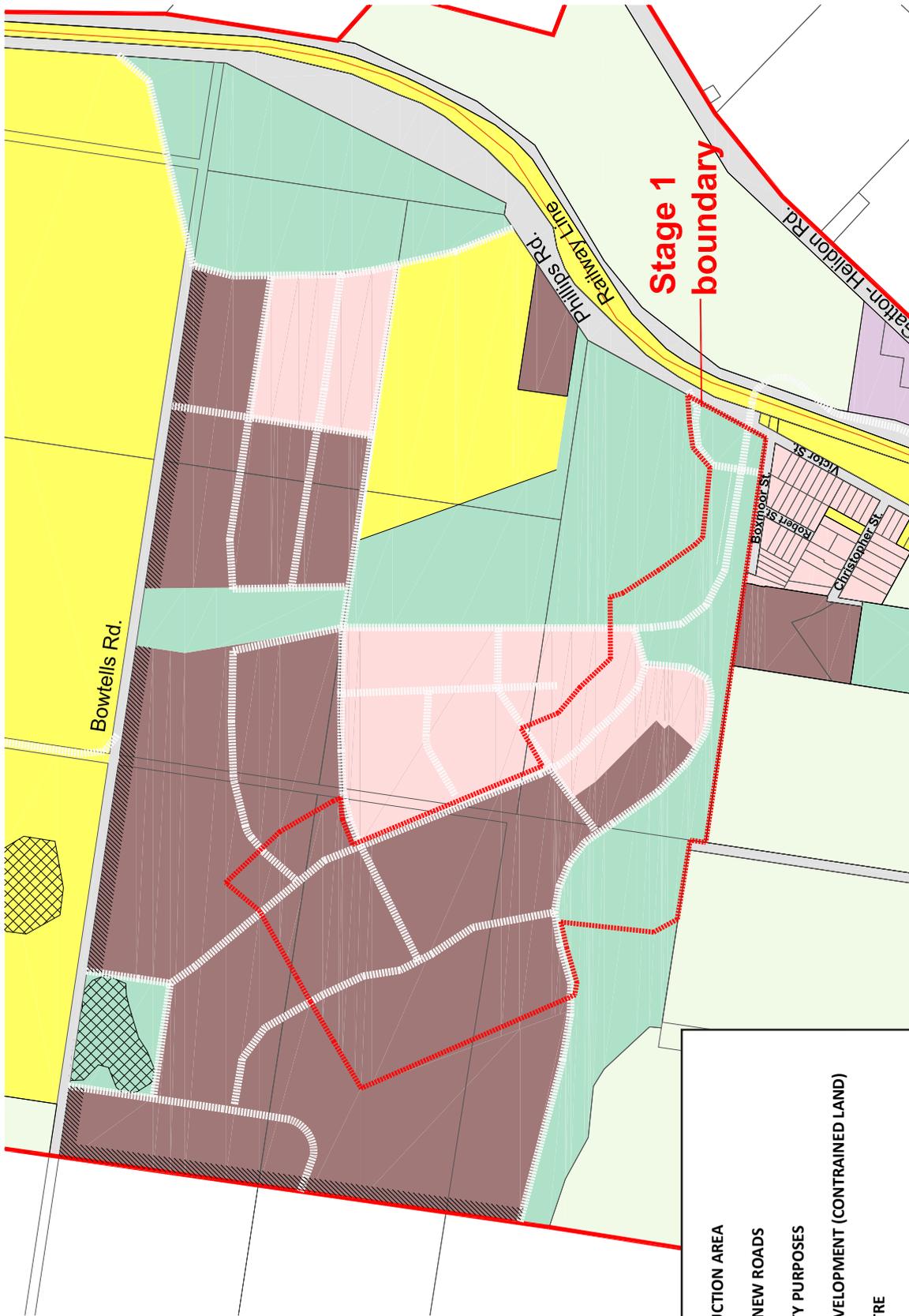
## MAP 1 - GRANTHAM RECONSTRUCTION AREA





## MAP 2 - GRANTHAM RECONSTRUCTION AREA Land Use Plan





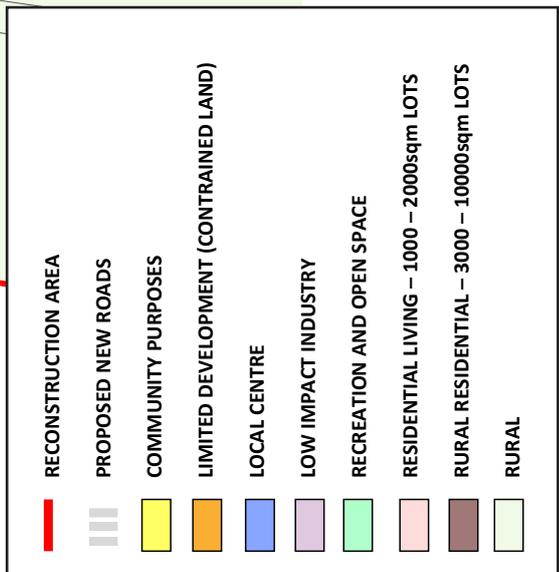
**Stage 1 boundary**

Bowtells Rd.

Phillips Rd.  
Railway Line

Gatton-Helidon Rd.

Victor St.  
Robert St.  
Christopher St.  
Boxwood St.

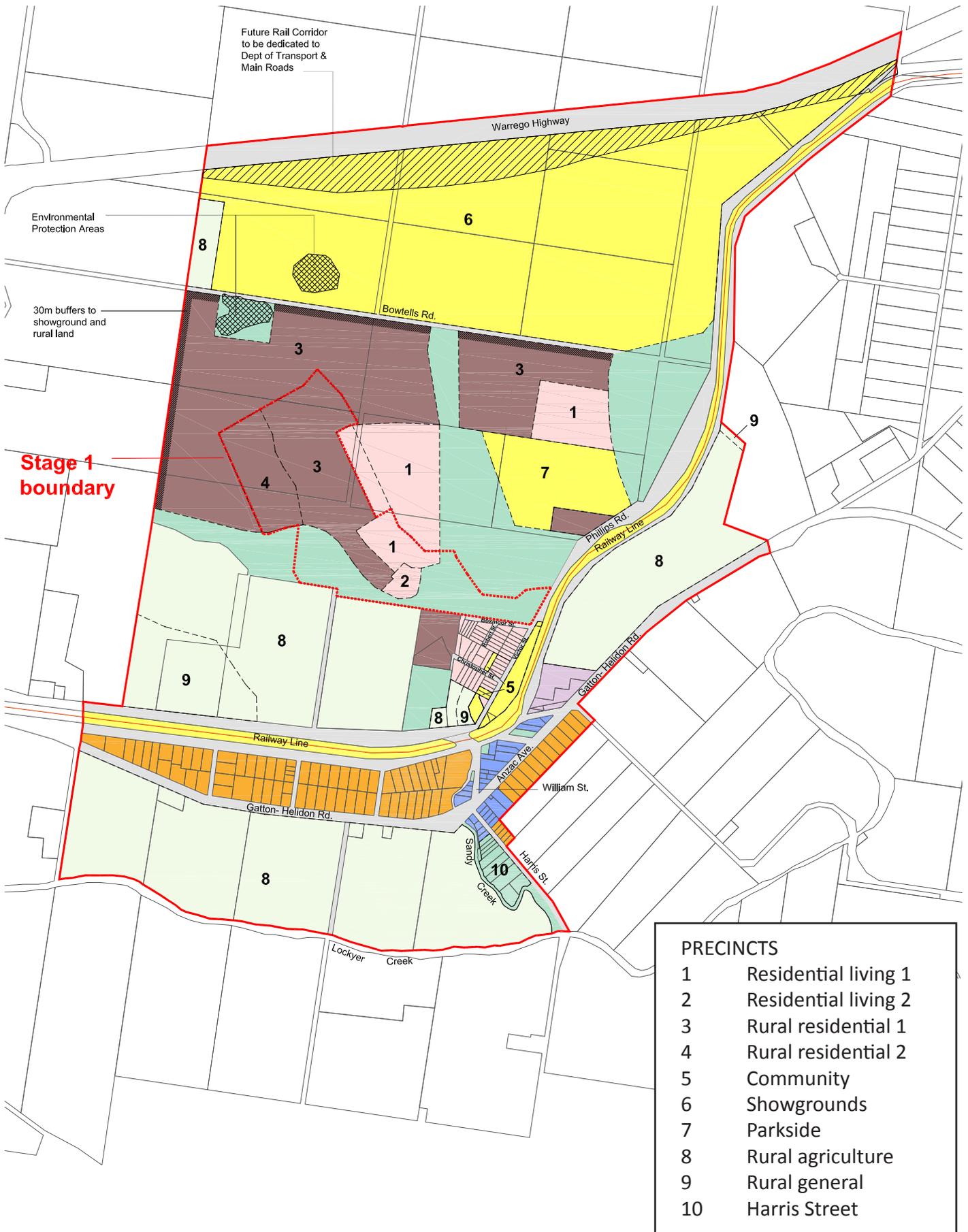


Local Authority: Lockyer Valley Regional Council  
 Locality: Grantham  
 Date: 29 June 2011



## MAP 3 - GRANTHAM RECONSTRUCTION AREA Land Use Plan - Inset A





## MAP 4 - GRANTHAM RECONSTRUCTION AREA Precinct Plan





# Acknowledgements

The Queensland Reconstruction Authority acknowledges the following partners in the creation of this Development Scheme for the Grantham Reconstruction Area.

Members of the Grantham and Lockyer Valley community  
Lockyer Valley Regional Council and their consulting team

## ***State Agencies***

Department of Local Government and Planning  
Department of Environment and Resource Management  
Department of Communities  
Department of Community Safety  
Department of Employment, Economic Development and Innovation  
Department of Premier and Cabinet  
Department of Transport and Main Roads  
Education Queensland  
ENERGEX Ltd  
Queensland Health  
Queensland Rail  
Board for Urban Places

## ***The Authority's consultants***

PLACE Design Group  
Buckley Vann Town Planning Consultants  
MWH Consulting Engineers  
Clayton Utz  
GeoTest  
EpiCon Property  
The Timelapse Company

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