

## Development Scheme

The Development Scheme for the Grantham Reconstruction Area has been prepared in accordance with section 66 of the QldRA Act and is applicable to all development on land within the boundaries of the Reconstruction Area. The Proposed Development Scheme was subject to public notification carried out for a period of 30 business days. Matters raised within the public consultation period were duly considered as part of the finalisation of this scheme. The Development Scheme is a statutory instrument and has the force of law.

The purpose of the Proposed Development Scheme is to:

- Establish the Vision and Master Plan for the Reconstruction Area;
- Calibrate the regulation of development to achieve the Vision; and
- Identify infrastructure and other strategies and mechanisms to achieve the Vision.

In the making of the Development Scheme the Authority has considered the requirements under 63 (4) of the QldRA Act.

In accordance with section 78 (2) of the QldRA Act, the Development Scheme suspends that part of the current Gatton Planning Scheme which regulates development within the Reconstruction Area, save for the provisions expressly referred to in the Development Scheme .

### Elements of the Development Scheme

The Development Scheme consists of:

- A land use plan;
- An infrastructure plan; and
- An implementation strategy.

**Vision** – The vision seeks to articulate the community aspirations for Grantham and provides the basis for the land use plan, infrastructure plan and implementation strategy.

**Land Use Plan** – similar to a Local Plan that translates the vision and master plan into a Queensland Planning Provision (QPP) compliant land use plan that calibrates and regulates development through clear statements of intent and tables of assessment that support the achievement of the vision.

**Infrastructure Plan** – supporting the land use plan with specific details relating to elements of infrastructure including roads, water supply, sewer, stormwater, parks, electricity, telecommunications and community facilities.

**Implementation Strategy** - supports the implementation of the land use plan and the infrastructure plan recognising the importance of Council's land swap program whilst providing sufficient flexibility to cater for changes and evolution that will occur during the life of the Development Scheme.

### Referral Agencies

Under section 64 of the QldRA Act a Development Scheme may provide that an entity that would otherwise be a referral agency for a development application for the reconstruction area, is not a referral agency for the development application. In accordance with section 64 of the QldRA Act, under this Development Scheme the referral triggers under schedule 7, table 2, item 39 (relating to reconfiguring a lot to which division 3 of the state planning regulatory provisions for the South East Queensland Regional Plan applies) and schedule 7, table 3, item 12 (relating to a material change of use to which division 2 of the state planning regulatory provisions for the South East Queensland Regional Plan applies) of the Sustainable Planning Regulation 2009 do not apply to development within the reconstruction area.

All other Referral agency jurisdictions continue to apply for assessable development.