

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.