

Draft Bromelton Structure Plan

Scenic Rim Regional Council is committed to growing the future of the region, supporting sustained growth with a focus on jobs, while protecting the interests of the community and the environment.

With all this in mind, Council has developed the Draft Bromelton Structure Plan, which aims to create an economic hub for job creation to sustainably facilitate the growth of Scenic Rim over the next 40 years.

This fact sheet provides answers to some frequently asked questions about the document, its use, how you can have your say on the future of your region and where to find out more.

What is the Draft Bromelton Structure Plan?

The Draft Bromelton Structure Plan is a document that will provide the local community with a long term vision and clear understanding of the development potential for the Bromelton area during the next 40 years. It covers an area of approximately 2,800 hectares (ha), with approximately 1,000 ha dedicated for rail and major industry use and 1,800 ha for rural use.

The Draft Bromelton Structure Plan outlines:

- Land uses proposed for the area including large scale industrial, manufacturing, transport, freight and logistics operations.
- A transport network consisting of public transport corridors and pedestrian and cycle networks.
- Open space and environmental values within the Bromelton area.
- Other infrastructure networks and services including water, sewerage, stormwater and electricity.
- A preferred sequence of development over the next forty years.

I have heard of the Bromelton State Development Area – does this have something to do with that?

The Bromelton State Development Area (Bromelton SDA) was designated in 2008 by the Queensland Government's Coordinator-General, and covers an area of approximately 15,000 hectares from Kagaru (near Flagstone) in the north to Laravale (near Kooralbyn) in the south.

The Draft Bromelton Structure Plan represents the first stage of the ultimate development of the Bromelton SDA.



What kind of benefits will this Plan bring to the local area?

This is a significant project for the region, and is vital for the region's growth. There are a number of benefits as a result of the Plan:

- Employment:** Employment projections suggest that approximately 9,300 jobs will be provided in Bromelton by 2031, and almost 20,000 by 2051.
- Public transport:** It is expected that the demand required to justify the implementation of public transport for the region will be met due to Bromelton's employment generation.
- Education:** The Plan will provide the opportunity to build new educational facilities such as TAFE and other tertiary facilities.
- Local business:** There are expected to be flow on benefits for local businesses and services.

Why are there amendments to the *Beaudesert Shire Planning Scheme 2007*?

The development of the Draft Bromelton Structure Plan has resulted in proposed amendments to the *Beaudesert Shire Planning Scheme 2007* (the planning scheme under which the Bromelton area is currently operating).

What are the amendments to the *Planning Scheme*?

The amendments are only applicable to applications involving Subdivision (Reconfiguration of a Lot), Operational Works and Building Works not associated with a Material Change of Use.

Why don't the *Planning Scheme* amendments address land uses?

The State is required to draft a Development Scheme for the Bromelton State Development Area (SDA). The Development Scheme will contain descriptions of the types of land uses consistent with what is expected to be located within the Bromelton area and the level of assessment (i.e. self assessable, code assessable or impact assessable). The proposed *Planning Scheme* amendments applicable to the Bromelton Zone do not include any Material Change of Use (land use) related content.



When is all this going to happen?

A preferred sequence of development has been proposed in the Draft Bromelton Structure Plan, which sees development occur in five stages over the next 40 years commencing in 2013. It is anticipated that each Stage will take between 5 – 10 years to complete.

Development follows a sequence that reflects the efficient provision of infrastructure and capitalises on existing infrastructure where possible.

How do I access a copy of the documents and maps?

Copies of both the Draft Bromelton Structure Plan and the proposed amendments to the *Beaudesert Shire Planning Scheme 2007* are available through a number of channels:

- You can download a copy from the Scenic Rim Regional Council website, www.scenicrim.qld.gov.au (go to 'Development/Bromelton').
- You can view a hard copy at Boonah, Beaudesert or Tamborine Mountain library.
- Visit the Beaudesert, Boonah or Tamborine Mountain Customer Service Centres to view a hard copy.
- You can call Council on 5540 5111 to purchase a hardcopy or CD.

How can I comment on the document/s?

Comments and feedback must be received by Council in writing, by the close of the submission period being COB, Friday 10 February, 2012.

All submissions must include the submitter's name, address and must be signed. If submitting via email, please ensure the submission is signed, scanned and then emailed.

Submissions must be received by COB, Friday 10 February, 2012 and should be sent to:

Bromelton Consultation
Land Use Planning Section
Scenic Rim Regional Council

PO Box 25
Beaudesert Q 4285

Or Fax (07) 5540 5103
Or Email mail@scenicrim.qld.gov.au

A fact sheet has been prepared to help you develop your submission on the documents. See How to make a submission on the Draft Bromelton Structure Plan and *Planning Scheme* amendments.

How long do I have to make my comments?

The comment period is open until COB, Friday 10 February, 2012

What will happen to my submission?

All submissions will be reviewed and considered by Council before the final Structure Plan and *Planning Scheme* amendments are submitted to State Government for final sign off.

Once approved by the State Government, Council will gazette the *Planning Scheme* amendments, and then release the final Structure Plan and *Planning Scheme* amendments to the public.