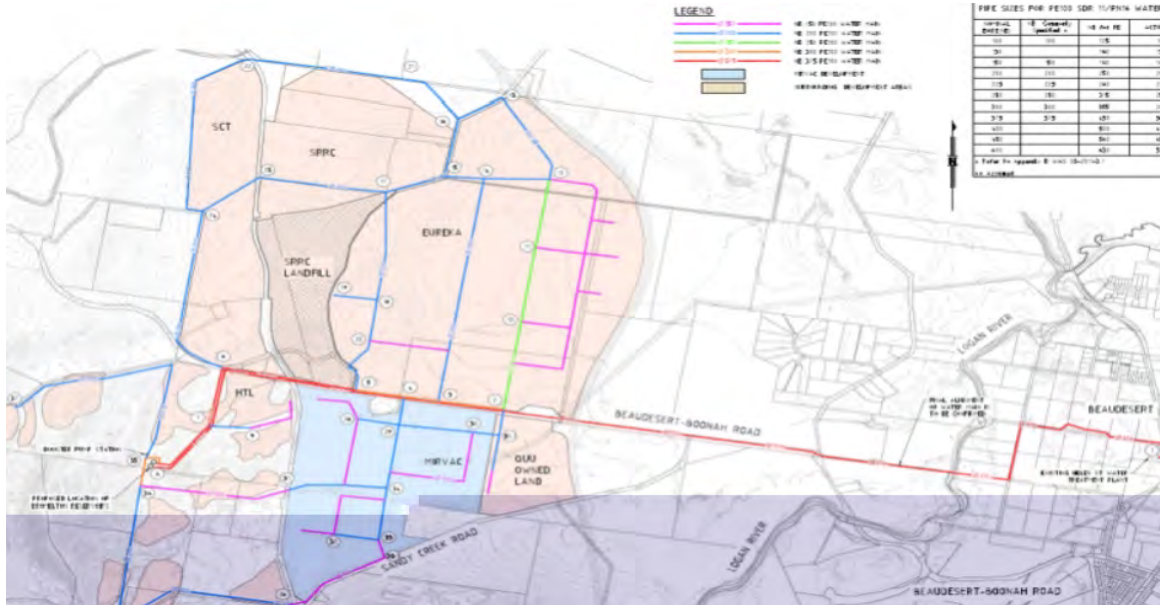


Bromelton Nucleus Transmodal Hub

Brisbane



Bromelton is an approximately 100 hectare approximately 14Km west of Beaudesert. It is on the rail link, and as such is zoned by EDQ as an industrial hub for heavy industry. The target tenants in this area are organisations needing rail transport either north to the port of Brisbane, or south to the southern states. It is the only area of its kind in south east Queensland where organisations can acquire very large scale parcels of land within close proximity to a resource base and transport infrastructure.

ADG have been involved in the engineering design and documentation of the water and sewer for the local water authority QUU, including the conveyance design of water from Beaudesert to Bromelton. We have also been involved in carrying out the engineering design input for the infrastructure agreement for QUU to enter with any future land holder in this structure plan. Planning with DTMR included the infrastructure plan required for the area.

During the initial phase of the project, ADG undertook a hydraulic investigation of the development to address the existing infrastructure and downstream properties were not adversely affected from the proposed development. These objectives are achieved through the use of detention storage measures designed to incorporate the proposed land use and achieve the desired flow controls. Each stage of the development needed to be designed to ensure there are no flood impacts to the surrounding properties. A large scale 1D and 2D hydraulic model was created for both the existing and developed case using more than 200 1D links/nodes and 30,000 2D surface points.

<http://www.adgce.com/p/14370>



From Bromelton to the world: Opening up intermodal opportunity

MARCO FICCA 24 May 2013

Nucleus is set to be the largest unconstrained strategic freight precinct in South-East Queensland. Positioned right on the Sydney to Brisbane railway line, it will offer industries dependent on intermodal freight handling, the efficiency they need in a rapidly growing world.

For the last few years, Brisbane and South East Queensland have seen only limited development of freight and logistics friendly industrial precincts, largely due to the GFC. But the expansion of the population is driving increased freight requirements for many industries and changing the dynamics of freight handling. Companies of a wide variety are reviewing their materials handling, considering how they can warehouse and transport it more efficiently, moving goods throughout Australia or throughout the world. Reducing cost and meeting deadlines for delivery will be easy from Bromelton, thanks to its direct linkage to those main rail lines and connection to arterial roads.

Some of the studies associated with this project have suggested that an established intermodal operation at Bromelton may see savings in excess of 20% when compared against direct road freight. This is sizeable in the sensitive economy we are in.

The Bromelton site is a designated State Development Area that offers direct access to two major arterial roads, and will offer the staged development of an advanced rail siding. The major arterials around the site are all committed for major upgrades, as is the Sydney to Melbourne rail line, which will no doubt be an attractive improvement.

Our team is working on the civil, electrical and traffic design of this multi stage project, which will continue for up to 10 years. All going well we should expect to be seeing signs of construction in mid to late 2014.

<http://www.adgce.com/a/994>



Media release

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Bromelton State Development Area approved

The Queensland Government today announced the approval of the Bromelton State Development Area (SDA) development scheme.

Deputy Premier and Minister for State Development, Infrastructure and Planning Jeff Seeney said there had been significant public consultation on the scheme resulting in changes from the draft.

“This development scheme allows the Coordinator-General to coordinate land use within the Bromelton SDA to ensure we maximise the economic potential of the area,” Mr Seeney said.

“The Bromelton SDA is unique because it is the only area available for industrial development in South East Queensland with direct access to the national standard-gauge rail network.”

The Bromelton SDA is located seven kilometres west of Beaudesert and was declared in 2008.

Mr Seeney said roughly 1,800 hectares of the 15,000 hectare Bromelton SDA was earmarked for industrial development.

Industries that could be housed in the Bromelton SDA include freight and logistics operations, medium and large-scale manufacturing and warehousing activities with road and/or rail requirements, industry support services, freight and logistics servicing depots.

The Bromelton SDA development scheme has been prepared in conjunction with the Scenic Rim Regional Council’s Bromelton Structure Plan which has now been finalised through associated amendments to the *Beaudesert Shire Planning Scheme 2007*.

“Approval of the Development Scheme for the Bromelton SDA allows development proponents to lodge applications for material change of use with the Coordinator-General,” Mr Seeney said.

“The Scenic Rim Regional Council’s planning scheme will regulate development other than material change of use within the Bromelton SDA.”

Queensland’s Coordinator-General Barry Broe said the Queensland Government, Scenic Rim Regional Council and major property owners had worked well together over the past few years to prepare a plan for the State Development Area.

“The development scheme is the result of an integrated and collaborative approach to planning and I would like to thank the Scenic Rim Regional Council and major property owners for their contribution in planning for Bromelton.”

[ENDS] 16 November 2012

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