



Speech by
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BEANLAND**

MEMBER FOR INDOOROOPILLY

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BRISBANE TOWN PLAN

Mr BEANLAND (Indooroopilly—LP) (10.57 p.m.): The proposed new city plan currently on display will change Brisbane dramatically over the coming years should it be adopted as the city's new town plan. It will destroy Brisbane's privately owned green belt and will lead to the destruction of the way of life as we know it in suburban Brisbane. It will certainly lead to traffic gridlock.

Far from there being little change to the residents of Brisbane, as Councillor Soorley recently indicated, the new plan would lead to some very significant changes indeed to the City of Brisbane. For example, low density residential areas, formerly in the Residential A zone, would be affected. The minimum lot size in these low density residential areas, formerly Residential A zones, would be reduced from 545 square metres, or 21.5 perches, to 450 square metres, or 17.8 perches.

The lot size could, with relaxations, be further reduced from currently 400 square metres, or 15.8 perches, to 300 square metres, or 11.8 perches—less than 12 perches. In fact, we would see a range of suburban allotments of this size in the suburbs of this city. It is apparent that if it is possible to get a relaxation to that degree, then this type of housing development will occur around suburban Brisbane. In other words, it would be possible under this new plan to have an allotment of 11.8 perches, or 300 square metres, in any street currently zoned Residential A. These are the stark facts of life. Through this and other changes, residential densities would in fact almost double the density of Brisbane.

Other changes to the city plan would mean that a building could be up to three storeys high in medium and low density areas if it were within 200 metres of a railway station. So if people happen to live within 200 metres of a railway station and happen to be in a Residential A or lower density zone, they could have a three storey development in their vicinity. The provisions relating to granny flats, which are allowed in suburban areas now in the Residential A zone, would be relaxed further so that flats would become more prevalent around Brisbane. No longer would there be a requirement to ensure that these structures were granny flats.

Moreover, residents will lose the right of appeal in relation to small lot development in their neighbourhood. So, as I mentioned before, development lot size will be down to 300 square metres, and no longer will residents have the ability to object to that sort of development. They will be able to send in a letter of protest, but there will be no legal right of appeal to the Planning and Environment Court.

In low residential areas, the minimum size lot for town house development will be reduced from 10,000 square metres to 2,500 square metres. That will mean that it will be much easier to put together those types of allotments for town house developments.

Mr Sullivan interjected.

Mr BEANLAND: I am sure that this is going to occur in the electorate of the member for Chermide—all of this and more besides. He will be in for a rude shock when this type of development starts to take over the streets in his electorate. It will create traffic gridlock. How is he going to explain that away?

Put simply, this situation will create a substantial increase in the number of town houses and apartment blocks up to three storeys in suburban Brisbane. Moreover, where not built to the boundary line, houses can go as close as 75 centimetres to the side boundary fence. This will mean that, in turn, there will be less air space between the side of a house and the boundary. There will be less area for gardens, less area for a yard and, of course, less area for trees. Higher densities of up to three storeys will also be allowed near suburban and convenience shopping centres.

The face of Brisbane is going to change dramatically, because it will be fairly easy to put together a number of allotments to make up 2,500 square metres. It is far more difficult to develop town houses when the minimum allotment size is 10,000 square metres. Clearly, the face of the older established suburbs is going to change dramatically. This will mean a proliferation of high-density living in the older suburbs as well as the newer ones. The emerging community areas which were formerly zoned Future Urban are also in for a rude shock, because the housing density there has been increased by some 50%.

Time expired.
