



Speech by
Ian Rickuss

MEMBER FOR LOCKYER

Hansard Wednesday, 7 March 2007

MOTION: SOUTH EAST QUEENSLAND REGIONAL PLAN

Mr RICKUSS (Lockyer—NPA) (11.59 am): I rise to speak to these amendments that were tabled last year. As the member for Beaudesert said, a lot of the area in question is contained in my electorate—Greenbank central; New Beith Forest-Round Mountain; Greater Flagstone; North Maclean; Gatton north; Plainlands; Rosewood, which is covered by my electorate as well as the electorate of Ipswich West; and Warrill View, which is covered by my electorate as well as the electorate of Beaudesert.

A lot of these areas are very important. Some of the conditions that the government has imposed on this area have made it very frustrating for landholders. There is a piece of land up on the Toowoomba escarpment that is located in the Gatton shire. On both sides, the area is zoned rural residential. The owner of this land thought that a little easement that went into his land was zoned rural residential, but it is actually attached to his 100-acre block. Unfortunately, the owner cannot cut off those two acres into a separate parcel of land. Yet the owner of this land can fly a spray plane over the area, even though he has neighbours living beside his land. Members could imagine what would happen if this person decided to do some agricultural spraying over his land.

This matter has to be looked at realistically. I have written to the minister about it. I understand that the area in question falls outside the plan, but I think common sense has to come into it. That is part of the problem. As the member for Beaudesert said, some common sense has to come into it.

Mrs Sullivan interjected.

Mr RICKUSS: Yes, but not all plans work. The bloke who planned the Annexe put only two lifts in it. That does not really work well, does it? Plans do not always work, do they? We have to be realistic.

Gatton shire is extremely short of industrial land. I have been asked to make sure that the investigation area that is north of Gatton is looked at posthaste. It is all right for the area to be an investigation area, but the council wants a result. The area cannot be held as an investigation area. The same situation applies with land at Plainlands. There are some real concerns there. The same situation has happened in the Beaudesert shire. The main highway becomes a trigger for growth. As the member for Beaudesert has mentioned, that area is a fairly good tributary for growth, with the modernisation of vehicles. Development in the Laidley shire has occurred more in the areas located outside the township than inside the town.

I see Lindsay sitting over there with a couple of other people. I must admit that Lindsay has always been very helpful whenever I have questions. I would like to thank him for that. I also find David Rowland very helpful as well. There is another David, too; I cannot remember his last name.

In terms of the change in planning to allow for tourism, would that include something along the lines of a B&B? If someone wants to put up a B&B, can they deed that off or does it have to be on the same deed? If it is a 100-acre block with a B&B on it, can the area on which the B&B is located be cut out and placed on a separate deed? What if cabins and that sort of thing are located on a block? Can the area on

which they are located be placed on a separate deed and be regarded as a separate entity? I would be interested in the minister's response to those questions.

I notice that in the original south-east Queensland plan separate precincts were allowed. At first, I thought that was a very good idea but I do not think any of the councils have taken up that option. I would be interested if the minister could let me know about that. I am referring to the establishment of a horticultural precinct on a small block or a horse precinct for, say, four horses. Unfortunately, 100 hectares—which in old money is 250 acres—is really too large for a person who just wants to have a couple of horses to ride at equestrian events and all of that sort of thing. That person would want only 10, 15 or 20 acres. Have any of the shires cut up some of their areas into precincts? I know that councils can do that under the plan.

I know that Tracy Ryan is a town planner for the Gatton shire. She works extremely hard. All the shires are struggling to get town planners. I think the Beaudesert shire—and Mr Lingard would be able to confirm this—went to Darwin to acquire some town planners just to give them some assistance. I wonder if the minister could give some of the councils and their town planning departments some assistance with understanding these new amendments to the legislation. The smaller shires have only one or two people in their town planning departments. Those people are struggling to keep up with the changes that have been made quickly to the legislation. It is a lot of work for those town planners. With the way the building boom has been going in the south-east corner, those people are struggling to keep up. I encourage the minister to think about giving some of these smaller councils some assistance from the Office of Urban Management so that they can understand the full complexity of these amendments. Unfortunately, some of the complaints that I have had from people result in a letter war. The council says that it is the OUM's problem and the OUM says that it is the council's problem. That goes on for six months before we can get someone to sit down and have a talk about it.

I think that the Gatton, Laidley and Esk shires should be able to review their town plans and some of their development areas because of the new super jail that the corrective services minister has planned for the Gatton area. Some little communities such as Coominya in the Esk shire and Glenore Grove and Kentville in the Laidley shire and Gatton are going to be close to the super jail. I think that the councils should be able to review their town plans simply for the fact that that area is going to get this infrastructure.

I notice that down at Willowbank the Amberley school is being closed. That has probably occurred under the federal jurisdiction, because the federal government wants the land at the Amberley school. Land then has to be acquired for the school. I think the community would prefer the school to be located in Willowbank, because that is the biggest residential area around the place there. I think we have to make some allowances for the change in the planning that occurs quite quickly.

I realise that there will be a review in 2010. I am sure that the minister will receive a lot of applications in relation to that review. I really encourage the Deputy Premier to look at the changes that are going to occur in the Gatton-Laidley-Esk area, particularly when the super jail is built. There are also some interesting problems around the Ripley area, which is part of my electorate.