



Speech by

Wayne Wendt

MEMBER FOR IPSWICH WEST

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PLANNING (URBAN ENCROACHMENT—MILTON BREWERY) BILL

Mr WENDT (Ipswich West—ALP) (4.02 pm): As we all know, Queensland is experiencing the impacts of significant population growth. Land use planning and development can offer a framework and mechanism to better manage that growth for the benefit of the state. Growth is particularly significant in Queensland's south-east. With this growth there is a need to maintain a balance between the effective management of the increasing population and the provision of clarity and certainty to existing industry.

This bill is an important measure in providing clarity and certainty in the specific area of increasing development and intensification. As we all know, Milton is an identified transit oriented development. As such, it presents significant opportunities for sustainable, attractive urban redevelopment because under the draft South East Queensland Regional Plan 2009-2031 infill and redevelopment in existing urban areas is encouraged as efficient land use planning to manage the growth being experienced by our region. As a result of this growth, situations arise where increased residential development may encroach on the ongoing lawful operation of existing well-established industries. In this environment it is essential to manage growth pressures while maintaining the economy to which industry is a significant contributor.

The introduction of the planning bill 2008 demonstrates that the Queensland government is committed to maintaining a strong economy and at the same time creating an enabling environment for future urban development. This bill achieves a balance between the interests of the community and those of an existing well-established industry—in this case, the iconic Milton Brewery—by providing targeted protection to a registered operator from potential litigation from nuisance complaints that may result from new encroaching development and intensification in the area.

I am advised that the common law rights of existing residents will not be impacted by this legislation as the brewery's protection is restricted to its current use of land and as such will not extend to any future intensification of activity on this particular site. The bill will provide clarity and certainty for an existing industry in an environment of increasing development intensification and it will therefore create an enabling environment for future development within the Milton area.

In introducing this bill the Queensland government is taking a proactive approach and has developed a unique response to facilitate solutions to a complex problem. This bill enables a continuation of commercial activities and the management of urban growth in a clearly defined environment. This legislation provides clarity and certainty for industry and the community in a time of increasing development and significant urban growth. I commend this bill to the House.