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*Local Government Act 2009**Planning Act 2016*

GLADSTONE REGIONAL COUNCIL
(MAKING OF LOCAL LAW) NOTICE (No. 1) 2020

ADOPTION OF MAJOR AMENDMENT (GENERAL MAJOR
AMENDMENT PACKAGE 01/19) OF THE REDLAND CITY PLAN 2018

Title

1. This notice may be cited as *Gladstone Regional Council (Making of Local Law) Notice (No. 1) 2020*.

Notice is given under the *Planning Act 2016* and *Ministers Guidelines and Rules 2017* that on 29 January 2020, Redland City Council (RCC) resolved to adopt a package of major amendments to the *Redland City Plan 2018* (City Plan).

Commencement

2. This notice commences on 1 July 2020.

The General Major Amendment Package 01/19 will make changes to the City Plan as follows:

Making of subordinate local laws

3. Gladstone Regional Council (the "Council") has, by resolution dated the 21st day of January 2020, made subordinate local laws as follows—
 - (a) *Alteration or Improvement to Local Government Controlled Areas and Roads (Amendment) Subordinate Local Law (No. 1) 2020*; and
 - (b) *Carrying out Works on a Road or Interfering with a Road or its Operation (Amendment) Subordinate Local Law (No. 1) 2020*; and
 - (c) *Local Government Controlled Areas, Facilities and Roads (Amendment) Subordinate Local Law (No. 1) 2020*; and
 - (d) *Subordinate Local Law (Repealing) Subordinate Local Law (No. 1) 2020*.

LOW DENSITY RESIDENTIAL ZONE

The acceptable outcome for side and rear boundary setbacks for lots in the LDR2 park residential precinct will be increased from five (5) metres to ten (10) metres. The intent of the change is to achieve amenity outcomes which are consistent with the landscaping setting of the precinct.

Amendment of subordinate local laws

4. The subordinate local laws referred to in paragraph 3 amend subordinate local laws of Council as follows—
 - (a) *Alteration or Improvement to Local Government Controlled Areas and Roads (Amendment) Subordinate Local Law (No. 1) 2020* amends *Subordinate Local Law No. 1.1 (Alteration or Improvement to Local Government Controlled Areas and Roads) 2011*; and
 - (b) *Carrying out Works on a Road or Interfering with a Road or its Operation (Amendment) Subordinate Local Law (No. 1) 2020* amends *Subordinate Local Law No. 1.15 (Carrying out Works on a Road or Interfering with a Road or its Operation) 2011*; and
 - (c) *Local Government Controlled Areas, Facilities and Roads (Amendment) Subordinate Local Law (No. 1) 2020* amends *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011*.

An alternative provision to the Queensland Development Code (QDC) provision for site coverage for lots in the LDR1 large lot and LDR2 park residential precincts. The acceptable outcome for site coverage will be 30% (the QDC allows 50%). The rationale behind this amendment is to ensure development footprints do not have an adverse impact on the character and amenity of the existing landscape.

A new overall outcome will be included, along with changes to an existing performance outcome to indicate that the density of dual occupancy development in this zone should not exceed 1 dwelling per 400m².

MEDIUM DENSITY RESIDENTIAL ZONE

Changes to the front boundary setback. The current setback is three (3) metres which does not provide space to park a vehicle in front of the building within the property boundaries. The amendment retains the three (3) metre setback, but requires a setback of 5.5 metres to a garage door to allow for vehicles to be parked in front of the garage without obstructing the verge.

BIRKDALE COMMONWEALTH LAND SITE

Changes to the strategic framework relating to the Birkdale Commonwealth land which increase the potential mix of future uses to include tourism, recreation, open space and sporting activities.

Repeal of subordinate local law

5. *Subordinate Local Law (Repealing) Subordinate Local Law (No. 1) 2020* repeals *Subordinate Local Law No. 1.16 (Gates and Grids) 2011*.

ADULT STORES

The incorporation of provisions, similar to those contained in the repealed State Planning Regulatory Provision (Adult Stores), into the City Plan. The new provisions elevate applications to impact assessment where such uses are proposed within close proximity to existing sensitive uses.