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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.

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.

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*.

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.

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.

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*.

INFRASTRUCTURE WORKS CODE

The introduction of a new acceptable solution and performance outcome which seek to achieve better visual amenity outcomes when retaining walls exceed one (1) metre in height.

FILLING AND EXCAVATION

Increased thresholds for filling and excavation in all zones other than the conservation zone. The amendment will also elevate the level of assessment in areas covered by the following overlays: environmental significance, coastal protection, flood and storm tide hazard, and waterway corridors and wetlands. This will ensure the potential impacts of excavation and fill are considered on existing land constraints or specific site values.

A change to make all excavation and filling within the conservation zone code assessable, unless undertaken by RCC. The rationale is to ensure filling and excavation activities do not have an impact on the high ecological values and/or drainage constraints that these properties contain.

ROAD MOVEMENT NETWORK IN SOUTH-EAST THORNLANDS

Removal of the requirement to provide a collector street between Beveridge Road and Freshwater Street in the South East Thornlands road movement network figures. The collector street in this location (18-22 Beveridge Road) is no longer considered necessary given the previous removal of the local centre zone and requirement to construct a community facility in this area.

DEVELOPMENT ALONG CANAL AND LAKESIDE ESTATES

Changed provisions relating to the maintenance of revetment walls and amenity within these estates. The amendment also establishes a precinct in the low density residential zone called LDR5 (canal and lakeside estates) to more easily identify the land parcels which these provisions apply to.

ZONE CHANGES

- **85 Finucane Road, Alexandra Hills** – Change from community facilities to recreation and open space to reflect the current use of the site as a park;
- **188 Wellington street, Ormiston** – Change from low density residential to medium density residential for consistency with the surrounding neighbourhood zoning to the south;
- **174-186 Wellington Street, Ormiston** – Change boundary between medium density residential and recreation and open space areas. The amendment reflects the surveyed topographical features (top of bank) as a suitable point for the split in zoning of the site to occur;
- **130-138 Allenby Road, Wellington Point** – Change from low density residential to medium density residential for consistency with the surrounding neighbourhood zoning to the north and west;
- **85-87 Lyndon Road, Capalaba** – Change from recreation and open space to conservation. There is no plan to provide formal park embellishments at this site. The changed zoning also recognises and further protects the environmental values of the site;
- **10-14 Napier Street, Birkdale** – Change from community facilities (CF3-educational facilities) to community facilities (CF6-infrastructure). The change in zone better reflects the potential future use of the land given that the site is not used for educational purposes, is owned by Queensland Rail and directly adjoins the railway corridor;
- **7 John Street, Cleveland** – Change from recreation and open space to principal centre. The change in zone is a result of the cessation of the adjoining child care operations and to achieve consistency with the surrounding allotments;

- **159-169 Delancey Street, Ormiston** – Change from environmental management to conservation and low density residential. The change recognises a portion of the site which is less constrained and could facilitate development, and increases protection of the balance of the lot;
- **10 Burwood Road, Alexandra Hills** – Change from low density residential to recreation and open space. The change in zone reflects the current use of the site as a park;
- **267-275 Wellington Street, Ormiston** – Change from recreation and open space to community facilities (CF5 – places of worship) and recreation and open space. The zone change is to reflect the current use of part of the site for a place of worship.

The amendment package will take effect as part of *Redland City Plan 2018* (Version 4) on **19 February 2020**.

The amendment package can be viewed online at <https://yoursay.redland.qld.gov.au/redland-city-plan-amendments> and is available for inspection or purchase at RCC's Customer Service Centre located on the corner of Bloomfield and Middle Streets, Cleveland.

For further information on the planning scheme amendment, please contact RCC's City Planning and Assessment Group on (07) 3829 8999.