



LOCAL PLANNING POLICY NO. 2 -Monetary Contribution in Lieu of Land for Parkland Improvements and/or Acquisition pertaining to Multi-Unit Buildings and Accommodation Buildings

Purport of the Local Planning Policy

Under the provisions of the Town Planning Scheme for the City of Gladstone, Multi-Unit Buildings and Accommodation Buildings up to 2 or 3 storeys are allowed "as of right, subject to conditions" in the Residential B and Residential C Zones. It is recognised that such zones are primarily located in areas deficient of public open space.

Notwithstanding the requirement to provide 50m² per unit of landscaped open space within such developments, the following has been adopted by the Council as a condition of approval:-

"A contribution of \$1,841 per unit shall be made by the applicant for the upgrading of public open space and/or the acquisition of additional public open space land within the City of Gladstone, provided that this requirement shall be waived in respect of the first unit of the development."

1 unit = 1.8 EP (PIFU, May 2009)

Monetary Contribution figures are subject to indexation in accordance with the legislated index rate effective 1 July 2009. In lieu of any legislated rate, the Engineering Construction Index (ABS Cat 6427) shall be utilised, commencing 1 July 2009.

FIRST ADOPTED: 15TH DECEMBER 1997

Amendment table

AMENDMENT DESCRIPTION	DATE
Adopted in conjunction with IPA Planning Scheme	12 December 2006
Amended to incorporate revision of Capital works requirements	6 October 2009

This is to certify that this is a true and correct copy of the Gladstone Regional Council's (former Gladstone City area) Planning Scheme Policy.

Graham Kanofski
Chief Executive Officer

Adopted: 6 October 2009
Took Effect: 12 October 2009