

ORDER IN COUNCIL

At the Executive Buildings, Brisbane, the thirty-first day of August, 1967

Present:

His Excellency the Governor in Council

WHEREAS by "The Local Government Acts, 1936 to 1965", it was amongst other things enacted that -

- (1) A town-planning scheme may be made by a Local Authority for any defined part or all of the land within the Area under its jurisdiction;
- (2) When a Local Authority has decided to prepare a town-planning scheme, it shall pass a resolution to that effect defining the area it is proposed to include within the scheme and that a copy of this resolution shall be forwarded together with a plan showing the area defined in the resolution to the Minister;
- (3) When the Minister has approved of such resolution his approval shall be published in the Gazette, and the Local Authority may then proceed with the preparation of the scheme;
- (4) When a town-planning scheme has been prepared by a Local Authority, and before it has been forwarded to the Minister for the approval of the Governor in Council, the scheme and all plans connected therewith shall be open for inspection at the office of the Local Authority for three months, and the Local Authority shall by advertisement in the Gazette and in some newspaper give due notice that the scheme is open to inspection;
- (5) During the time that a scheme is open to inspection, any person affected by the scheme may forward objections to the scheme or to any part thereof in writing to the Local Authority together with the reasons for such objections;
- (6) After the period of inspection all objections so lodged shall be considered by the Local Authority, and the Local Authority shall then forward to the Minister the scheme together with the objections received, its representations thereon, and a statement regarding the action it proposes to take in the case of each objection;
- (7) The Governor in Council may require such amendments, alterations, additions to, or modifications of the scheme as he may deem fit; and
- (8) A town-planning scheme shall not have effect until it has been finally approved by the Governor in Council by Order in Council and notification thereof published in the Gazette.

And whereas the Council of the Shire of Redland (hereinafter referred to as "the Council") at a meeting of the Council held on the 13th October, 1960, passed the following resolution:-

"That under Section 33 of "The Local Government Acts, 1936 to 1959", this Council shall prepare a town plan of the whole Area of the Shire of Redland."

And whereas the Council in pursuance of the provisions of the said Acts forwarded a copy of the said resolution together with a plan showing the area defined in the resolution to the Minister:

And whereas the Minister on the 4th November, 1960, approved of the said resolution and notification of such approval was published in the Gazette of the 12th November, 1960:

And whereas the Council prepared a town-planning scheme for the Shire of Redland:

And whereas such town-planning scheme and all plans connected therewith were open for inspection at the office of the Council for a period of three months, the Council, by advertisement published in "The Courier Mail" on the 30th January, 1964, and the Gazette on the 1st February, 1964, giving due notice that the said town-planning scheme was so open for inspection:

And whereas during the period the said town-planning scheme was so open for inspection certain persons affected thereby forwarded objections thereto or to part thereof in writing to the Council, together with reasons for such objections:

And whereas after the period of inspection all objections so lodged were considered by the Council and the Council forwarded to the Minister the said town-planning scheme, together with the objections received, its representations thereon, and a statement regarding the action it proposed to take in the case of each objection:

And whereas by "The Local Government Acts, 1936 to 1966", it is amongst other things enacted that, where prior to the date of the passing of "The Local Government Acts Amendment Act of 1966", a Local Authority had commenced to proceed with the preparation of a town-planning scheme under and pursuant to the provisions of section thirty-three of "The Local Government Acts, 1936 to 1965", as in force immediately prior to the passing of "The Local Government Acts Amendment Act of 1966", (which section is hereinafter referred to as "the repealed section") the Local Authority may continue and complete the preparation of such scheme under and pursuant to the provisions of the repealed section and, upon the final approval of such scheme by the Governor in Council pursuant to such provisions, the scheme shall be subject to the provisions of section thirty-three of "The Local Government Acts, 1936 to 1966":

And whereas the Governor in Council requires certain amendments to, alterations of, additions to, and modifications of the town-planning scheme prepared by the Council:

Now, therefore, His Excellency the Governor, acting by and with the advice of the Executive Council, and in pursuance of the provisions of the said Acts, doth hereby require, declare, and direct -

- (a) That the town-planning scheme prepared by the Council in consequence of the resolution passed by the Council at a meeting held on the 13th October, 1960, and the Minister's approval thereof and as amended, altered, added to and modified by the Governor in Council shall be and the same is hereby finally approved;
- (b) That the said town-planning scheme so finally approved shall be the town-planning scheme defined and delineated in the Schedule hereto.

And the Honourable the Minister for Local Government and Conservation is to give the necessary directions herein accordingly.

C.H. CURTIS, Clerk of the Council.

THE SHIRE OF REDLAND TOWN-PLANNING SCHEME

SCHEDULE

Interpretation

1. In this town-planning scheme, unless the context otherwise indicates or requires, the following terms have the meanings respectively assigned to them, that is to say:-

- "Agriculture" - Includes horticulture and the use of land for the purpose of husbandry, including the keeping or breeding of livestock, poultry, or bees and the growing of fruit, vegetables and the like: The term does not include the use of land for the purposes of dog kennels, lot feeding of stock, piggeries, poultry farms or stables.
- "Allotment" - a piece, parcel or subdivision of land the boundaries of which are separately defined by metes and bounds on a plan of survey deposited in the Survey Office or, in the case of land under "The Real Property Acts, 1861 to 1963", which has been subdivided, any and every subdivision of such land the boundaries of which are separately defined by metes and bounds on the relevant plan of such land registered with the Registrar of Titles under and in accordance with "The Real Property Acts, 1861 to 1963".
- "Boarding-House" - Any land, building or other structure used or intended or adapted for use for the provision for hire of living and/or sleeping accommodation and board at an exclusive or inclusive charge. The term includes an hostel, lodging house, services rooms, residential club (unlicensed) and unlicensed hotel.
- "Building" - any fixed structure which is either wholly or in part enclosed by walls and which is roofed. The term includes any part of a building.
- "Bulk Store" - Any land, building or other structure or any part thereof used or intended for use for the bulk storage of goods.
- "Cabin" - A building or other structure erected in a caravan park or camp site for the provision of overnight or holiday accommodation of persons for fee or reward.
- "Car Park" - Any premises used or intended for use for the parking of motor vehicles where such parking is not ancillary to some other use on the same site. For the purpose of this definition the term "parking" refers to the parking of a motor vehicle for a period ordinarily not in excess of one (1) day at a time.
- "Caravan Park" - Any land, building or other structure used or intended for use for the parking of caravans and for the purpose of providing temporary accommodation for and rendering services to travellers or tourists.
- "Caterer's Room" - Any premises used or intended for use for the holding of receptions at which food is served. The term does not include a hotel or refreshment establishment as defined herein or a club.

"Cattery" - Any land, building or other structure used or intended for use for the boarding of cats or for the breeding of cats for sale.

"Commercial Premises" - Any land, building or other structure or any part thereof used or intended for use as a business office or a professional office or for other business or commercial purposes.

"Curtilage" - The area of land appurtenant to a building.

"Display Home" - A building designed for use as a detached house, used or intended for use for -

- (a) The display of that building to the general public as a type of detached house that the person so displaying the building offers to build; or
- (b) The display of that building to the general public for some other business or commercial purpose.

"Dog Kennel" - Any land, building or other structure used or intended for use for the boarding of dogs or for the breeding of dogs for sale or for the keeping of more than two (2) greyhounds or more than two (2) dogs used for sporting purposes.

" Dwelling-House " - Any land, building or other structure which comprises or is intended to comprise only self-contained accommodation including such outbuildings as are incidental to and necessarily associated with a dwelling house: The term does not include a multiple dwelling or part of a multiple dwelling.

" Dwelling-House - single family " - A dwelling-house designed for, or occupied exclusively by one family.

" Educational Establishment " - Any land, building or other structure or any part thereof used or intended for use as a school college, university, technical institute, academy or other educational centre, public library, lecture hall, art gallery or museum: The term does not include an institution.

" Erect " - Includes -

- (a) erect or commence or continue to erect;
- (b) do, or commence or continue to do, any work in the course of or for the purpose of erecting;
- (c) perform any structural work or make any alteration, addition or rebuilding;
- (d) move from one position on an allotment to another position on or partly on the same allotment or another allotment;
- (e) re-erect with or without alteration on or partly on the same or another allotment; or
- (f) where a building or other structure is located on more than one allotment -
 - (i) move to another position on the same allotments or any of them or to another allotment or allotments; or
 - (ii) re-erect with or without alteration on another position on the same allotments or any of them or on another allotment or allotments.

"Extractive Industry" - Any industry involving the extraction of sand, gravel, clay, turf, soil, rock, stone or similar substances from land and including, when carried out on the land from which any such substances are extracted or on land adjacent thereto, the treatment of such substances and the manufacture of products from such substances: The term also includes a mine.

"Filling" - The depositing of any material on land so as to materially raise the ground level of that land above the ground level of that land at the appointed day: the term does not include things done pursuant to and in accordance with a notice issued under "The Mosquito Prevention and Destruction Regulations, 1942" or the carrying out of any works on land, other than land which has on occasions been submerged by flood waters, in connection with the erection of any building or other structure on that land.

"Forestry" - Includes any land, building or other structure used or intended to be used for the planting, growing and harvesting of trees as a commercial venture: the term does not include a State Forest within the meaning of "The Forestry Act of 1959".

"Funeral Parlour" - Any premises used or intended for use by an undertaker in the carrying out of his occupation: the term includes a funeral chapel, parlour, or an office which is ancillary to and within the site of a funeral parlour.

"General Industry" - Any industry which is not otherwise defined or described herein.

"General Store" - Any building, the floor area whereof does not exceed two hundred (200) square metres, used or intended for use primarily for the purpose of displaying or offering for sale, by retail, of a wide range of foodstuffs: the term includes incidental storage on the same premises of goods to be displayed or offered for sale.

"Goat Farm" - Any premises used or intended for use for the keeping or breeding of goats: the term includes any premises not being an outdoor entertainment or park as defined herein, at which the number of goats kept exceeds three (3) at any one time.

"Hazardous and Noxious Industry" - Any industry included in Appendix 1 hereto.

APPENDIX 1

Abattoirs (not poultry abattoirs)	Celluloid manufacturing
Abrasive blasting	Cement works
Acetylene manufacture or storage	Chemical works
Acid manufacture or storage	Concrete batching plants
Ammonia manufacture or storage	Cosmetic manufacturing
Animal by-products factories	Crushing plant
Bacon factories	Disinfectant manufacturing
Battery smelters	Distilleries
Boiling down works	Electroplating
Bone mills	Explosive manufacturing
Bottled gas manufacturing or storage	Fat extracting
Candle works	Fell mongering
Carbide manufacturing	Fertilizer works
Caustic soda manufacturing	

Fireworks manufacturing or storage	Photographic film manufacturing
Fish and oyster preserving	Plastic manufacturing
Fish products processing	Poison manufacturing
Flock works	Preserving works
Gas works	Rag and bone dealer works
Glue manufacturing	Rubber mills
Gun powder manufacturing	Sale yards
Hides, skin and tallow stores	Slaughter houses
Inflammable liquid factories and inflammable liquid bottling works	Smelting works
Manure treatment works	Soap works
Match factories	Solder manufacturing
Meat preserving works	Tar and tar products manufacturing
Oil cloth and linoleum factories	Turpentine manufacturing
Oil storage	Varnish works
Oxygen works	Woolscouring

"Heavy Industry" - Any industry included in Appendix II hereto.

APPENDIX II

Aircraft factories	Ice works
Asphaltic works	Industrial implements, manufacturing and sales
Bitumen works	Ink works
Boiler works	Iron pipe works
Bottle yards	Iron and steel works
Breweries	Joinery works
Brick and pottery works	Metal and machinery manufacturing and dealing
Car wrecking	Metal ware manufacturing and dealing
Canning works	Motor body builders and works *
Can works	Nail factories
Cardboard manufacturing	Paper mills
Chain manufacturing	Pipe works
Chemical work (non-noxious or hazardous)	Plywood mills
Coal supply wharves or storage	Potteries
Concrete pipe works	Power houses
Confectionery and jam factories	Riding schools
Cooperages	Rope works
Cotton ginneries	Sand and gravel depots
Dairy products factories	Small goods factories
Dye works	Soft drink factories
Earthenware manufacturing	Stove works
Engineering and machinery works	Sugar refineries
Fibro cement works	Textile mills
Flour mills	Tile works
Foundaries	Timber mills
Freezing works	Wharves
Heavy equipment manufacturing display and sales	Wool dumping and stores
Horse dealers	Woollen mills
	Works depots (Council and Government)

"Home Occupation" - An occupation or profession carried on in or under a dwelling-house or within the curtilage of a dwelling-house by a person resident therein and in the conduct of which -

- (a) The floor area of that part of the dwelling-house used (whether temporarily or permanently) does not exceed more than one-third (1/3rd) of the total floor area of the dwelling-house.

- (b) Not more than one (1) person is employed other than members of the family of the person carrying on the occupation or profession who are also resident in the dwelling-house;
- (c) No source of power other than one (1) or more single phase electric motors having a total connected load of not more than one-horse power is used, except with the written approval of Council:
- (d) No sign other than a sign not exceeding 0.5 square metres in area, and bearing only the name of the occupier and of the occupation is displayed:
- (e) There is no public display of goods on the premises, except in the case of horticultural nurseries, flower growing and market gardening:
- (f) No load is imposed on any public utility greater than that which is normally required by other uses permitted in the zone in which the dwelling-house is situated: and
- (g) There is no interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

"Hospital" - Any land, building or other structure or any part thereof used or intended for use as a hospital, sanatorium, nursing home, or home for infirm, incurable or convalescent persons: The term includes buildings and other structures associated with such uses but does not include an institution.

"Hotel" - Any premises specified in a licensed victualler's license issued under "The Liquor Acts, 1912 to 1965" or any Act amending or in substitution for those Acts.

"Indoor Entertainments" - Any entertainment included in Appendix IIA hereto -

APPENDIX IIA

Amusement halls	Exhibitions
Art galleries	Gymnasiums
Bazaars	Lodges
Billiard saloons	Meeting halls (other than churches)
Bowling centres	Music halls
Broadcasting stations	School of Arts
Cinemas	Side shows
Circuses	Skating rinks
Clubs (non-residential)	Squash courts
Concert halls	Stadia
Covered swimming pools	Theatres
Dance halls	

"Industry" - Includes -

- (a) any of the following operations:-
 - (i) any manufacturing process whether or not such process results in the production of a finished article;
 - (ii) the breaking up or dismantling of any goods or any articles for trade, sale, or gain, or ancillary to any business;
 - (iii) the extraction of sand, gravel, clay, turf, soil, rock, stone or similar substances from land;
 - (iv) repairing and servicing of articles including vehicles, machinery, buildings, and other structures, laundering of articles, but not including on-site work on buildings or other structures;
 - (v) any operation connected with the installation of equipment and services and the extermination of pests but not including on-site work on buildings or other structures on land;
 - (vi) the dismantling of motor vehicles, whether the dismantling is carried out by one operation or by a series of operations, for any purpose other than that of a car repair station or a service station; and
- (b) when carried on on land upon which any of the above operations are carried on:-
 - (i) the storage of goods used in connection with or resulting from any of the above operations;
 - (ii) the provision of amenities for persons engaged in such operations;
 - (iii) the sale of goods resulting from such operations;
 - (iv) any work of administration or accounting in connection with such operations; and
- (c) without limiting the generality of the foregoing, any industry or any class of industry particularly described or defined herein, but does not include a Home Occupation.

"Institution" - Any land, building or other structure or any part thereof used wholly or principally for -

- (a) a home or other institution for backward persons; or
- (b) a mental hospital; or
- (c) a penal or reformatory institution.

"Light Industry" - Any industry included in Appendix III hereto:-

APPENDIX III

- (a) Any industry included under the definition of Service Industry but which employs more than 5 persons;
- (b) Any industry included under the definition of Home Occupation which does not comply with the requirements of that definition; and
- (c) The industries included in the following list:-

Aerated water factories	Cement products works (other than concrete batching plants)
Agricultural implements and machinery showrooms	Cereal food factories
Aluminium works	Chaff mills
Animal food factories	Chain makers
Artificial flower manufacturers	Cheese factories
Artificial limb factories	Chemical works (non noxious or hazardous)
Asbestos products works	Chutney factories
Bag factories and stores	Cistern manufacturers
Banana ripening rooms	Cleansing material manufacturers
Battery works	Clothing manufacturers
Bedding manufacturers	Coir goods manufacturers
Bedstead factories	Cold stores
Belting factories	Concrete block slab and pipe works
Biscuit factories	Condiment factories
Blacksmiths	Contractors' yards
Blind factories	Coppersmiths
Boat builders and repairers	Cordial and soft drink factories
Boiler disencrustant fluid factories	Cork product works
Bonded stores	Corset makers
Bookbinders	Cosmetic manufacturers
Boot and shoe factories	Cotton goods factories
Bottle departments	Cutlery works
Bottling works	Delivery depots
Bowser repairers	Dental goods factories
Box factories	Depots of Council and Government departments
Brake repairers	Disinfectant pest destroyer and germicide factories
Brass foundries	Distilleries
Brass workers	Dried fruit manufacturers
Breakfast meal factories	Drive yourself car garages
Bristle and hair goods manufacturers	Electrical advertising works
Broom and brush factories	Electrical appliances factories
Builders' workshops	Electrical materials factories
Builders' supply depots	Electrical welding works
Building materials factories	Electroplaters
Cabinet makers	Enamelling works
Cannister works	Engineering
Canning works (not noxious)	Engravers
Canvas goods makers	Experimental workshops
Cardboard articles factories	Farm implement works
Carpenters' and joiners' workshops	Farmers and graziers supplies factories
Carriage works	Felt goods manufacturers
Carriers' stabling or garages	Felt works
Cart hirers and dealers	Fibrous goods factories
Celluloid products manufacturers	Film development works

Film storage	Motor cycle works
Fishing gear manufacturers	Motor engineering works
Fishmongers	Musical instrument makers
Floor covering factories	Napery manufacturers
Foodstuff manufacturers	Net Makers
Food preserving works	Oar makers
Footgear factories	Oil manufacturers
Forestry products factories	Organ builders
Foundries	Ornament makers
Freezing works	Oxy-welding works
Fruit and vegetable spraymakers	Packing works
Fruit products factories	Paint spraying works
Furniture factories	Paint manufacturing
Fur goods factories	Pattern makers
Galvanising works	Paper factories and products
Galvanised iron works	manufacturing
Gasket manufacturers	Parkerising & bonderising works
Gas appliance workshops	Pasteurising works
Glasscutting and silvering works	Peanut product factories
Glass workers	Piano factories
Glass products factories	Pickle factories
Grinding mills	Plaster modellers
Hardware factories	Plaster works
Harness manufacturers	Plumbing works
Hatcheries	Plywood mills
Hat factories	Poison manufacturers
Heating appliance factories	Polish manufacturers
Herb products manufacturers	Poster advertising works
Hessian manufacturers	Potato crisp factories
Horse dealers	Potteries
Hosiery manufacturers	Poultry dressing
House removers	Preserving works
Ice cream factories	Process engravers
Ice works	Produce stores
Instrument manufacturers	Pure foods manufacturers
Ironworks	Radiator works
Iron and steel merchants	Radio works
Jelly manufacturers	Refrigerator factories
Jewel case manufacturers	Removers
Joineries	Repacking of goods for domestic
Jute goods factories	consumption
Knitting mills	Repair shops
Leadlight works	Retreading works
Leather goods manufacturers	Roofing material manufacturers
Livery stables	Rubber products factories
Lumber yards	Saddleries
Machinery dealers	Salt lick manufacturers
Machine works	Sauce factories
Manufacturing chemists	Saw manufacturers
Marble and Terrazzo works	Scales manufacturers
Margerine factories	Sheet metal workers
Mattress factories	Shell grit depot
Mechanical repairing works	Shipping services
Medical goods manufacturers	Shop fitters
Metal workers	Small goods factories
Milk bottling and products works	Smithies
Monumental masons	Smokers requisites manufacturers
Motor body builders	Soap manufacturers

Spinning and weaving mills	Tool manufacturers
Sports goods manufacturers	Transport depots
Spring works	Travelling requisites manufacturers
Stationery manufacturers	Tyre manufacturers
Stereo makers	Umbrella manufacturers
Stock food factories	Undertakers' works
Stone masons	Upholstery works
Stone works	Vegetable products factories
Stove works	Vinegar factories
Stove repairers	Vulcanising works
Straw hat manufacturers	Washtub manufacturers
String factories	Wax products manufacturers
Surgical supplies factories	Welding works
Tent makers	Wheelwrights
Textile manufacturers	Whiting manufacturers
Textile goods factories	Wire mattress manufacturers
Tile works	Wire netting manufacturers
Timber mills (no logs)	Wire workers
Timber yards	Wood workers
Tinsmiths' works	Zinc oxide works
Tobacco manufacturers	
Toilet requisite manufacturers	

"Liquid Fuel Depot" - Any land, building or other structure or any part thereof used or intended for use for the bulk storage of petrol, oil, petroleum products or other inflammable fuels, for wholesale distribution or for retail distribution in drums:
The term does not include a service station.

"Marina facilities" - Any land, building or other structure used or intended for use for the storage of boats. The term includes facilities for the fuelling and provisioning of boats and for the parking of motor vehicles and boat trailers.

"Motel" - Any land, building or other structure that provides or is held out as providing accommodation for the motoring public at large, for reward and that is denominated by the word "motel" or any combination of the word "motor", "auto" or "travel" or any derivation or contraction of those words, with a word or any derivation or contraction of a word, denoting lodging or accommodation, whether alone or in conjunction with other words.

"Multiple Dwelling" - Any land, building or other structure used wholly or in part for residential purposes and occupied for that purpose by one or more people or one or more families living separately, and which does not, in the opinion of the Council, constitute a dwelling-house - single family: The term includes a boarding-house or flat building, but does not include an hotel or motel.

"Nursery" - Any premises used or intended for use for the propagation and sale to members of the public of grasses, plants, shrubs or trees: the term includes the sale of garden supplies which shall be defined as any product or material in solid, gaseous or liquid form which by its use would aid the propagation and actual growth of grasses, plants, shrubs or trees excluding the use of powered (electric or motorised) hand tools or machinery: the term does not include the propagation of grasses, plants, shrubs or trees for hire or for sale to persons who purchase for the purpose of resale or for use in agriculture as defined herein and it does not include forestry or a roadside stall or shop as defined herein.

"Outdoor Entertainment" - Any entertainment included in Appendix IIIA hereto:-

APPENDIX IIIA

Children's playgrounds	Picnic areas
Commercial or community swimming pools	Race tracks
Coursing tracks	Showgrounds
Cycling tracks	Speedways
Drive-in theatres	Sporting arenas, sporting fields or sporting rinks
Exhibitions	Stadia
Fairs	Trotting tracks
Model car or aeroplane operations	Zoological and botanical gardens

"Park" - Any land to which the public has rights of access free of charge which -

- (a) has been ornamentally laid out or prepared;
- (b) is maintained so as to preserve or enhance its natural beauty including its flora, fauna and geological or physiographical features; or
- (c) has been prepared or is maintained as a grassed area either with or without trees or shrubbery,

and which is used or intended for use for open-air recreation: the term includes any facilities provided on such land for the enjoyment or convenience of the public being -

- (i) kiosks for band-stands or light refreshment booths;
- (ii) picnic places, places for enjoying views, routes for nature study, parking places and footways;
- (iii) information and display areas for the promotion of such land;
- (iv) shelters and other public conveniences; or
- (v) children's play areas:

The term includes a botanical garden, a fauna or flora sanctuary and any infrequent use for a sport or form of athletics conducted on an informal basis but does not include outdoor entertainments as defined herein.

"Piggery" - Any land, building or other structure used for the keeping, depasturing, feeding or watering of pigs.

"Population Density" - The population density of a site used for a multiple dwelling based upon -

- 1.7 persons per single bedroom unit
- 2.4 persons per two bedroom unit
- 3.3 persons per three bedroom unit
- 4.0 persons per unit containing four or more bedrooms and expressed in terms of the equivalent number of persons per hectare (e.g. a multiple dwelling containing 2 two-bedroom and 2 three-bedroom units on a 1,000 square metre site would accommodate 11.4 persons which would be equivalent to 114 persons per hectare).

"Poultry Farms" - Any land, building or other structure used for the keeping of poultry where the number of birds kept exceeds twenty-five.

"Public Utility" - Any of the following undertakings, namely:-

- (a) A railway, tramway, road or air transport, wharf, harbour or river undertaking;
- (b) Undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services.

"Refreshment Establishment" - any premises used or intended for use as a cafe, fast foods outlet, fried fish shop, milk bar, refreshment kiosk, restaurant, snack bar, tea garden, tea room or the like: the term does not include caterer's room, hotel, or shop as defined herein.

"Roadside Stall" - Any building or other structure not exceeding thirty-six (36) square metres in gross floor area used or intended for use for the purpose of displaying or offering agricultural products, honey, poultry or eggs for sale to members of the public where more than fifty (50) percentum of such agricultural products, or where such honey, poultry, or eggs are produced on the same site, or for displaying or offering for sale fish, oysters or crabs, etc. caught by professional fisherman resident on the same site: the term does not include nursery as defined herein.

"Rural Industry" - Any industry (not being a noxious or a hazardous industry), handling, treating, processing, or packing primary products: The term includes the servicing on land in the Rural Zone of plant or equipment used for agricultural or forestry purposes.

"Service Industry" - Any industry included in Appendix IV hereto provided -

APPENDIX IV

Bakeries, cake and pastry manufacturing	*Icing sugar manufacturing
Boot and shoe repairing	Laundries
Builders' yards	Lawnmower repairers
Bus depots	Locksmiths
Car repair stations	Motor trimmers
Carpet laundries	Painters
Carriers	Parcel deliveries (single conveyance)
Cleaning contracting	Piano tuning and repairing
Confectionery and jam manufacturing	Pigeon breeders
Concrete products manufacturing	Plumbers (not manufacturing)
Cycle workshops	Printing works
Drycleaning and dying	Refrigeration repairing
Duplicating and copying	Riding schools
Fencepost and paling depots	Rope workers
Film developing and printing and	Seagrass makers
Photographic studios	Taxi depots
Fish breeders	Television servicing
Fuel depots (no machinery)	Terrazzo layers
Gardening - market	Vendors (milk, ice, fruit, pastry)
House stump depots	Veterinary surgeons

"Service Station" - Any land, building or other structure or any part thereof used only for the following purposes, namely:- for the sale by retail of petrol, oil, batteries, tyres, accessories and other things associated with motor vehicles; the supply of air; the fitting, removal and exchange of tyres; the repairing of tubes; the charging of batteries; the lubrication of motor vehicles; the adjustment of carburettor; the cleaning and adjustment of spark plugs and other minor running repairs; adjustments and maintenance in connection with motor vehicles; the receipt of tyres for retreading and other processes and the redelivery thereof, and the rendering of minor services incidental to any of the foregoing.

"Shop" - Includes any land, building or other structure or any part thereof used or intended for use for the purpose of displaying or offering goods or livestock for sale by retail: the term does not include an hotel, stall or service station.

"Showroom - Class 'A'" - Any building, the floor area whereof exceeds three hundred (300) square metres, used or intended for use for the purposes of displaying or offering carpets, electrical appliances, furniture, hardware, or goods of a bulky nature not including foodstuffs for sale to members of the public: the term does not include a showroom - Class 'B' as defined herein.

"Showroom - Class 'B'" - Any premises used or intended for use for the purpose of displaying or offering new or used agricultural implements or machinery, boats, caravans, motor vehicles, trailers or the like for sale to members of the public: the term includes displaying or offering accessories for sale where such use is ancillary to the above.

"Special Building" - Any land, building or other structure, for use for a purpose included in Appendix V hereto:-

APPENDIX V

Aerodromes	Government departments or instrumentalities
Ambulance purposes	
Cemetaries	Heliports
Charitable purposes	Hospital purposes
Children's activity centres	Local Government purposes
Civic centre	Old persons homes
Crematorium	Passenger transport terminals
Cultural Centres	Prisons
Educational purposes	Religious purposes
Fire brigades	

"Stable" - Any land, building or other structure used or capable of being used for the stabling or keeping of a horse and includes any shed, loose box or stall used or capable of being used for the keeping, stabling, feeding, watering, grooming, shoeing or veterinary treatment of a horse: the term includes a roofed yard.

"Use" - In relation to land, includes the carrying out of excavation work in or under land and the placing on land of any material or thing which is not a building or other structure: the term includes any use which in the opinion of council is incidental to an necessarily associated with the lawful use of the land in question.

"Warehouse" - Any premises used or intended for use for the storage of goods, merchandise or materials in large stocks whether or not such storage is required for an adjoining shop or other commercial premises, pending their distribution or sale to persons who purchase for the purpose of resale only: the term includes a milk depot but not a bulk store as defined herein.

"Zones" - The divisions into which the Shire of Redland is divided by the Zoning Plan for the purposes of this town-planning scheme.

"Zoning Plan" - The plan consisting of ten sheets signed for identification by the Clerk of the Executive Council and filed on record in the Department of Local Government on which are shown the zones into which the Shire of Redland is divided for the purposes of this town-planning scheme. A copy of the Zoning Plan, similarly signed for identification, shall be open for inspection at the public office of the Council.

2. The part of the Shire of Redland herein designated as "Zones" are such as are more particularly set forth in the Table of Zones herein and delineated on the Zoning Plan.

3. (a) Those parts of the Shire of Redland shown coloured pink on the Zoning Plan as Residential Zones are hereby declared to be Residential Zones.

(b) Those parts of the Shire of Redland shown coloured pink with a blue border on the Zoning Plan as Residential Special Zones are hereby declared to be Residential Special Zones.

(c) Those parts of the Shire of Redland shown coloured pink with red border on the Zoning Plan as Residential High Density Zones are hereby declared to be Residential High Density Zones.

(d) Those parts of the Shire of Redland shown coloured pink with green border on the Zoning Plan as Future Urban Zones are hereby declared to be Future Urban Zones.

(e) Those parts of the Shire of Redland shown coloured yellow on the Zoning Plan as Public Purposes Zones are hereby declared to be Public Purposes Zones.

(f) Those parts of the Shire of Redland shown coloured green on the Zoning Plan as Park and Recreation Zones are hereby declared to be Park and Recreation Zones.

(g) Those parts of the Shire of Redland shown coloured purple with red border on the Zoning Plan as Industrial, Motels and Service Stations Zones are hereby declared to be Industrial, Motels and Service Stations Zones.

(h) Those parts of the Shire of Redland shown coloured purple with green border on the Zoning Plan as Industrial Light Zones are hereby declared to be Industrial Light Zones.

(i) Those parts of the Shire of Redland shown coloured purple on the Zoning Plan as Industrial Heavy Zones are hereby declared to be Industrial Heavy Zones.

(j) Those parts of the Shire of Redland shown coloured purple with yellow border on the Zoning Plan as Industrial Noxious and Hazardous Zones are hereby declared to be Industrial Noxious and Hazardous Zones.

(k) Those parts of the Shire of Redland shown coloured blue on the Zoning Plan as Business Zones are hereby declared to be Business Zones.

(l) Those parts of the Shire of Redland shown coloured brown on the Zoning Plan as Rural Zones are hereby declared to be Rural Zones.

(m) Those parts of the Shire of Redland shown coloured yellow with blue border on the Zoning Plan as Special Purposes Zones are hereby declared to be Special Purposes Zones.

(n) Those parts of the Shire of Redland shown coloured dark blue with a yellow border on the Zoning Plan as Commercial Zones are hereby declared to be Commercial Zones.

(o) Those parts of the Shire of Redland shown coloured dark brown on the Zoning Plan as Rural/Residential Zones are hereby declared to be Rural/Residential Zones.

4. Subject to clauses 6 and 7 of this Schedule -

- (a) The purposes for which any building or other structure may be erected or used or for which land may be used under this town-planning scheme without the consent of the Council in any Zone shall be in respect of that Zone, the purposes set forth in the second column of the Table of Zones herein opposite the name of that Zone under the heading "Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council."
- (b) The purposes for which any building or other structure may be erected or used or for which land may be used under this town-planning scheme only with the prior consent of the Council in any Zone shall be in respect of that Zone the purposes set forth in the third column of the Table of Zones herein opposite the name of that Zone under the heading "Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council."
- (c) The purposes for which any building or other structure may not be erected or used or for which land may not be used in any Zone shall be in respect of that Zone the purposes set forth in the fourth column of the Table of Zones herein opposite the name of that Zone under the heading "Purposes for which buildings or other structures may not be erected or used or for which land may not be used."

5. (a) Any person who desires to obtain the Council's consent pursuant to the provisions of clause 4(b) of this Schedule shall make application therefor to the Council.

(b) Such application shall be -

- (1) In writing;
- (2) Signed by the applicant or applicants or, in the case of a firm, by one of the partners thereof or, in the case of a company, or an unincorporated association by an authorised officer thereof;
- (3) Where the application is made by any person who is not the registered proprietor or the registered lessee from the Crown of such land, accompanied by the consent, in writing, of such registered proprietor or registered lessee from the Crown;

- (4) Addressed to the Shire Clerk and truly set forth the following particulars:-
- (i) The full description of the land, together with the postal address thereof;
 - (ii) The name of the registered proprietor in the case of freehold land or the name of the registered lessee in the case of Crown land;
 - (iii) The name of the occupier;
 - (iv) The use desired to be made of the land;
 - (v) The use being made of the land at the date of application;
 - (vi) A description of the buildings or other structures erected on the land and the use being made thereof at the date of application;
 - (vii) A site plan and layout and, when requested by the Shire Clerk, an elevation of any buildings or other structures proposed to be erected on the land;
 - (viii) The number of persons engaged or proposed to be engaged in the particular use;
 - (ix) The total connected load of any mechanical power proposed to be employed in the particular use; and
 - (x) Such other information as may be requested by the Shire Clerk.

(c) Where application is made to the Council for its consent pursuant to the provisions of clause 4(b) of this Schedule, the Council may decide to grant or refuse its consent or grant its consent subject to such conditions as it may deem fit to impose.

6. (a) Notwithstanding anything herein contained where, at the date of the coming into effect of this town-planning scheme, any land, building or other structure is being lawfully used for a purpose which, having regard to the Zone in which such land, building or other structure is situated, constitutes a purpose for which any building or other structure may not be erected or used or land may not be used in that Zone, pursuant to clause 4(c) of this Schedule, then such use (hereinafter referred to as a "non-conforming use") may be continued and, in the bona fide continuance thereof, new materials and processes may be used and new products produced.

(b) Upon the demolition or destruction of any building or other structure in which a non-conforming use was carried on, or upon the occurrence of damage to any such building or other structure which, in the opinion of the Council is so substantial as to preclude the continuance of such non-conforming use, or upon the discontinuance for a period of at least six months from any cause whatsoever of such non-conforming use, the right to continue such non-conforming use shall cease and determine unless the Council otherwise consents pursuant to subclauses (c) or (d) of this clause.

(c) Where a building or other structure in which a non-conforming use was carried on is demolished, destroyed or substantially damaged as aforesaid the Council, may upon application being made to it

(i) -

- (1) Where such building or other structure is demolished or

destroyed or so substantially damaged as, in the opinion of the Council, to preclude its repair, consent to the erection of a new building or other structure upon the land upon which the demolished, destroyed, or substantially damaged building or other structure was erected; or

- (2) Where such building or other structure is so substantially damaged as, in the opinion of the Council, to permit its repair, consent to the repair of such building or other structure; and

- (ii) Consent to the use of the new building or other structure, or as the case may be, the repaired building or other structure for the non-conforming use carried on in the demolished, destroyed, or substantially damaged building or other structure immediately prior to its demolition, destruction or substantial damage.

(d) Where a non-conforming use of any land, building or other structure is discontinued for a period of at least six months for any cause, the Council may subsequently consent to such land, building or other structure being again used for that non-conforming use.

(e) (i) The Council may, upon application being made to it, consent to the execution of repairs, alterations or extensions to, or the rebuilding of, any building or other structure in which a non-conforming use is carried on but any such repairs, alterations, additions or rebuilding shall be confined within the boundaries of the land upon which the building or other structure was erected at the time of the coming into effect of this town-planning scheme.

(ii) Consent shall not be granted as aforesaid where the total floor area of the building or other structure in question when repaired, altered, extended or rebuilt would be more than 10% greater than the total floor area thereof at the date of the coming into effect of this town-planning scheme.

For the purpose of this paragraph the term "total floor area" shall, in respect of a building or other structure containing more than one (1) floor, mean the total of the floor areas of all the floors contained in the building or other structure in question.

(f) (i) Any person who desires to obtain the Council's consent pursuant to the provisions of subclauses (c), (d) or (e) of this clause shall make application therefor to the Council.

(ii) Such application shall be -

- (1) In writing;
- (2) Signed by the applicant or applicants or, in the case of a firm, by one of the partners thereof, or, in the case of a company or an unincorporated association, by an authorised officer thereof;
- (3) Where the application is made by any person who is not the registered proprietor or the registered lessee from the Crown of such land, accompanied by the consent in writing, of such registered proprietor or registered lessee from the Crown;

- (4) Addressed to the Shire Clerk and truly set forth the following particulars:-
- (i) The full description of the land, together with the postal address thereof;
 - (ii) The name of the registered proprietor in the case of freehold land or the name of the registered lessee in the case of Crown land;
 - (iii) The name of the occupier;
 - (iv) (a) In the case of an application under subclause (c) of this clause the non-conforming use previously carried on in the demolished, destroyed or substantially damaged building or other structure, the nature and cause of the demolition, destruction, or substantial damage, and the date of the occurrence thereof; and
 - (b) In the case of an application under subclause (d) of this clause the non-conforming use previously carried on and the reason for and the date of its discontinuance;
 - (v) In the case of applications under subclauses (c) and (e) of this clause, the nature of the new building or other structure or the repairs, alterations, or extensions intended to be executed, as the case may be;
 - (vi) The reason or reasons why the non-conforming use is desired to be continued.

7. (a) A person engaged in or carrying on any non-conforming use shall not, without the consent of the Council and otherwise than in strict conformity with the conditions, if any, imposed by the Council in granting such consent, change such non-conforming use to any other use or engage in or carry on any additional use which, in either case, having regard to the Zone in which the non-conforming use is carried on would constitute a purpose for which any buildings or other structure may not be erected or used or land may not be used in that Zone pursuant to clause 4(c) of this Schedule.

The Council shall not grant consent to a change of a non-conforming use or the carrying on of an additional use as aforesaid, unless it is of the opinion that the changed use or the additional use, as the case may be, would be less prejudicial to the amenity of the locality than the existing non-conforming use.

Where the Council grants consent to a change of a non-conforming use or the carrying on of an additional use as aforesaid, such changed use or such additional use, as the case may be, shall be deemed to be a non-conforming use for the purposes of this Schedule.

(b) Any person who desires to obtain the Council's consent pursuant to the provisions of subclause (a) of this clause shall make application therefor to the Council.

(c) Such application shall be -

- (1) In writing;
- (2) Signed by the applicant or applicants or, in the case of a firm, by one of the partners thereof, or, in the case of a company or an unincorporated association, by an authorised officer thereof;
- (3) Where the application is made by any person who is not the registered proprietor or the registered lessee from the Crown of such land, accompanied by the consent in writing, of such registered proprietor or registered lessee from the Crown;
- (4) Addressed to the Shire Clerk and truly set forth the following particulars:-
 - (i) The full description of the land, together with the postal address thereof;
 - (ii) The name of the registered proprietor in the case of freehold land or the name of the registered lessee in the case of Crown land;
 - (iii) The name of the occupier;
 - (iv) The existing non-conforming use carried on;
 - (v) The changed or additional non-conforming use desired to be carried on;
 - (vi) The reasons for desiring to carry on such changed or additional non-conforming use.

8. (a) In granting consent to the use of any land or the erection of any building or other structure where such consent is required pursuant to the provisions of this Schedule, the Council may impose such conditions as it deems fit. In granting or refusing its consent or imposing conditions the Council shall have regard to the likelihood of the use or erection -

- (i) Creating a traffic hazard; or
- (ii) Increasing an existing traffic hazard; or
- (iii) Prejudicing any lawful existing use in the relevant locality; or
- (iv) Injuring the amenity of the locality, including the likelihood of any injury or annoyance to any person due to the emission of smoke, fumes, dust, noise, smell, ash, grit, vibration, oil, waste products or any other cause.

(b) Nothing herein contained shall be construed to derogate from the powers of the Council relating to roads, subdivision of land, buildings, or any other matter, act or thing essential to the good rule and government of the Area.

9. Subject to clauses 6 and 7 of this Schedule -

- (a) A person shall not, after the coming into effect of this town-planning scheme, commence to erect or use any building or other structure or commence to use any land in any Zone for a purpose set forth in the fourth column of the Table of Zones herein opposite the name of that Zone.

- (b) A person shall not, after the coming into effect of this town-planning scheme, commence to erect or use any building or other structure or commence to use any land in any Zone for a purpose set forth in the third column of the Table of Zones herein opposite the name of that Zone except with the prior consent of the Council and in strict conformity with the conditions (if any) imposed by the Council in granting such consent.

10. A person who in any respect contravenes or fails to comply with the provisions of this town-planning scheme shall be guilty of an offence and liable to a penalty not exceeding one hundred dollars and additionally in the case of a continuing offence, to a daily penalty not exceeding ten dollars for each and every day on which the offence is continued.

Any offence against the provisions of this town-planning scheme may be prosecuted in a summary way under "The Justices Acts, 1886 to 1963."

Any right or remedy had by the Council in respect of any act or omission of or by any person shall not be prejudiced or affected in any way by the fact that such act or omission constitutes an offence under this town-planning scheme for which no person has been prosecuted.

11. In any proceedings under this town-planning scheme -

- (a) In relation to the owner or occupier of any land, the allegation or averment in the complaint that any person is the owner or occupier of any land shall, in the absence of evidence in rebuttal thereof, be conclusive evidence that such person is the owner or occupier of such land; and
- (b) A signature purporting to be that of the Shire Clerk shall be taken to be the signature it purports to be until the contrary is proved.

12. Notwithstanding any other law or authority to the contrary, any breach of the provisions of this town-planning scheme may be restrained by the Supreme Court or a judge thereof by injunction.

13. Any consent granted by the Council in pursuance of the provisions of this town-planning scheme, for the use of any land, building or other structure, or for the erection of any building or other structure upon any land shall lapse and cease to have force and effect upon the expiration of a period of six calendar months from the date of notice of such consent, or such other period as the Council may, in any particular case, prescribe, if the use and/or erection has not in the opinion of the Council been substantially commenced prior to the expiration of such period.

14. Notwithstanding the provisions of the Table of Zones, an allotment or part of an allotment shall not be used for the combined purposes of a service station and a shop unless the allotment or part thereof is included in the Special Purposes Zone and is designated "Service Station and Shop" on the relative zoning plan.

TABLE OF ZONES

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Residential	Dwelling houses - Single family where erected on an allotment with an area of 450 m ² or more or an allotment with a frontage of 12 metres or more (height limit of two storeys)	Agriculture Boarding houses Car parks (only where associated with an existing non-conforming or permissible use or with an existing use of adjoining land which is included in another zone) Caterer's rooms Display homes Dwelling houses - single family (three storey) Dwelling houses - single family where erected on an allotment with an area of less than 450 m ² or on a rectangular allotment with a frontage of less than 12 metres Filling General Stores Home occupations Marina facilities Motels Multiple dwellings (population density not exceeding 100 persons per hectare) Nurseries Public utilities Refreshment Establishments (restaurants, tea gardens and tea rooms only) Service Stations Special buildings	All uses other than those permitted by columns 2 and 3

TABLE OF ZONES - Continued

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Residential Special	Dwelling houses - Single family where erected on an allotment with an area of 450 m ² or more or an allotment with a frontage of 12 metres or more. Parks	Agriculture Boarding houses Car parks (only where associated with an existing non-conforming or permissible use or with an existing use of adjoining land which is included in another zone) Caterer's rooms Display homes Dwelling houses - Single family where erected on an allotment with an area of less than 450 m ² or on a rectangular allotment with a frontage of less than 12 metres Filling General Stores Home Occupations Marina facilities Motels Multiple dwellings (population density not exceeding 100 persons per hectare) Nurseries Public utilities Refreshment Establishments Service Stations Special buildings	All uses other than those permitted by columns 2 and 3

TABLE OF ZONES - Continued

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Residential High Density	Dwelling houses - Single family where erected on an allotment with an area of 450 m ² or more or an allotment with a frontage of 12 metres or more Multiple Dwellings (population density not exceeding 100 persons per hectare) Parks	Boarding houses Car parks (only where associated with an existing non-conforming or permissible use or with an existing use of adjoining land which is included in another zone) Caterer's rooms Display homes Dwelling houses - Single family where erected on an allotment with an area of less than 450 m ² or on a rectangular allotment with a frontage of less than 12 metres Filling General Stores Home occupations Indoor entertainments Marina facilities Motels Multiple dwellings (population density exceeding 100 persons per hectare but not exceeding 150 persons per hectare) Nurseries Outdoor entertainments Public utilities Refreshment Establishments Special buildings	All uses other than those permitted by columns 2 and 3

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TABLE OF ZONES - continued

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Future Urban	Agriculture Dwellinghouses - Single family where erected on an allotment with an area of 450 m ² or more or an allotment with a frontage of 12 metres or more Parks	Car parks Caterer's rooms Dwelling houses - Single family where erected on an allotment with an area of less than 450 m ² or on a rectangular allotment with a frontage of less than twelve (12) metres) Educational Establishments Filling Farm machinery (repairs and sales) General Stores Home occupations Indoor entertainments Lot feeding of stock Marina facilities Motels Nurseries Outdoor entertainments Piggeries Poultry abattoirs Poultry farms Public utilities Refreshment Establishments Rural industries Service Stations Special buildings Stables	All uses other than those permitted by columns 2 and 3
Industrial, Motels and Service Stations	Motels Parks Service Stations	Cabins Car Parks Caravan Parks Filling Home occupations Marina facilities Refreshment Establishments	All uses other than those permitted by columns 2 and 3

TABLE OF ZONES - Continued

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Industrial Light	Bulk Stores Light Industries Nurseries Parks Service industries Showrooms - Class 'B' Warehouses	Boarding houses Cabins Car Parks Caravan parks Commercial premises Dwellinghouses - Single family (caretaker purposes only or when combined with a shop) Educational Establishments Extractive industries Filling Funeral parlours General industries Hazardous and Noxious industries (only abrasive blasting when conducted within a building) Home occupations Hospitals Indoor entertainments Institutions Liquid fuel depots Marina facilities Outdoor entertainments Poultry abattoirs Public utilities Refreshment establishments Rural industries Service Stations Shops Showrooms - Class 'A' Special buildings	All uses other than those permitted by columns 2 and 3
Industrial Heavy	Bulk stores Heavy industries Light industries Parks Warehouses	Boarding houses Car parks Caravan parks Commercial premises Dwellinghouses - Single family (caretakers purposes only) Educational Establishments	All uses other than those permitted by columns 2 and 3

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TABLE OF ZONES - Continued

(1)	(2)	(3)	(4)
	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Industrial Heavy Cont....		Extractive Industries Filling General industries Hazardous and Noxious industries (only abrasive blasting when conducted within a building) Home occupations Indoor entertainments Institutions Liquid fuel depot Marina facilities Nurseries Outdoor entertainments Poultry abattoirs Public utilities Refreshment establishments Rural industries Service industries Service stations Special buildings	All uses other than those permitted by columns 2 and 3
Industrial Noxious and Hazardous	Heavy industries Liquid fuel depots Parks	Agriculture Bulk Stores Car parks Caravan parks Extractive industries Filling Forestry General industries Hazardous & Noxious industries Home occupations Indoor entertainments (where provided as staff amenities in conjunction with an industry and situated on the land on which such industry is conducted) Outdoor entertainments (where provided as staff amenities in conjunction with an industry and situated on the land on which such industry is conducted) Poultry abattoirs	All uses other than those permitted by columns 2 and 3

TABLE OF ZONES

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Industrial Noxious and Hazardous Cont...		Public utilities Rural industries Special buildings Stables Warehouses	
Business	Commercial premises General stores Parks Refreshment establishments Shops (except as specified in Column 3) Showrooms - Class 'A'	Bulk stores (where gross floor area does not exceed 200 square metres) Car parks Caterer's rooms Dwelling houses Dwelling houses - single family (caretaker purposes only) Educational establishments Filling Funeral parlours Home occupations Hospitals Hotels Indoor entertainments Institutions Marina facilities Motels Multiple dwellings Outdoor entertainments Public utilities Service industries Service stations Shops for the sale of explosive goods, fertilisers and firearms Showrooms - Class 'B' Special buildings Warehouses (except where gross floor area exceeds 200 square metres)	All uses other than those permitted by columns 2 and 3

TABLE OF ZONES - Continued

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Commercial	Commercial premises Parks	All uses other than those permitted by column 2 and prohibited by column 4	Agriculture Cabins Caravan Parks Dog kennels Dwelling-houses single family Extractive industries Forestry General Industries Goat farms Hazardous and noxious industries Heavy industries Institutions Light industries Liquid fuel depots Piggeries Poultry farms Roadside stalls Rural industries Shops Stables
Public Purposes	Parks Special buildings	All uses other than those permitted by Column 2	
Parks and Recreation	Parks Recreation	Car parks Caterer's rooms Filling Home occupations Marina facilities Refreshment establishments	All uses other than those permitted by Columns 2 and 3
Rural	Agriculture Dwelling houses - single family where erected on an allotment with an area of 450 m ² or more or an allotment with a frontage of 12 metres or more Forestry Parks	*Bulk stores *Cabins *Car parks *Caravan parks *Caterer's rooms *Catteries *Display homes *Dog kennels *Dwellinghouses - single family where erected on an allotment with an area of less than	All uses other than those permitted by columns 2 and 3
* (except within catchment of Leslie Harrison Dam)			

TABLE OF ZONES - Continued

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Rural	* (except within Catchment of Leslie Harrison Dam)	<p>450 m² or on a rectangular allotment with a frontage of less than 12 metres</p> <ul style="list-style-type: none"> * Educational establishments Extractive industries * Farm machinery (repairs and sales) * Filling * General stores * Goat farms Home occupations * Hotels * Indoor entertainments * Light industries * Liquid fuel depots * Lot feeding of stock * Marina facilities * Motels * Nurseries * Outdoor entertainments * Piggeries * Poultry abattoirs * Poultry farms * Refreshment establishments * Roadside stalls * Rural industries * Service industries * Service stations Special buildings * Stables 	
Rural/Residential	Agriculture Dwelling-houses - single family Parks	All uses other than those permitted by column 2 and prohibited by column 4	<ul style="list-style-type: none"> Bulk stores Cabins Car parks Caravan parks Caterer's rooms Commercial premises Extractive Industries Funeral parlours General industries Hazardous and Noxious industries Heavy industries Hotels Institutions Light industries Liquid fuel depots Lot feeding of stock

TABLE OF ZONES - Continued

(1)	(2)	(3)	(4)
ZONE	Purposes for which buildings or other structures may be erected or used or for which land may be used without the consent of the Council	Purposes for which buildings or other structures may be erected or used or for which land may be used only with the consent of the Council	Purposes for which buildings or other structures may not be erected or used or for which land may not be used
Rural/Residential Cont...			Marina facilities Multiple dwellings Piggeries Poultry abattoirs Poultry farms Refreshment establishments Rural Industries Service Industries Shops Showrooms - Class 'A' Showrooms - Class 'B' Warehouses
Special Purposes	Parks The particular use indicated by scarlet lettering on the Zoning plan	Filling Home occupations	All uses other than those permitted by Columns 2 and 3

REDLAND SHIRE COUNCIL

Department of Local Government,
Brisbane, 22nd July, 1971.

HIS Excellency the Governor, acting by and with the advice of the Executive Council and in pursuance of the provisions of the Local Government Act 1936-1971, has been pleased to approve of the following By-laws made by the Council of the Shire of Redland.

W.A.R. RAE.

WHEREAS by the Local Government Act 1936-1971 a Local Authority is empowered to make By-Laws for all or any of the purposes in the said Act mentioned, and whereas by section 33 of the said Act mentioned a Local Authority is empowered to make such By-laws as are necessary or convenient to implement a town-planning scheme and to provide for, regulate and control the administration and execution of a town-planning scheme, and it is further provided that a By-law may be amended or repealed at any time by the Local Authority; It is hereby resolved by the Council of the Shire of Redland, with the approval of His Excellency the Governor in Council, that the following By-laws for the general good rule and government of the Area and its inhabitants, and which the Council hereby determines are necessary for the proper exercise and performance of the functions of Local Government and the powers and duties of the Council and to implement and to provide for, regulate and control the administration and execution of any town-planning scheme in force in the Area, shall be in force from the date of publication hereof in the Gazette.

The By-laws of the Council of the Shire of Redland published in the Gazette on 9th June, 1906, as amended from time to time, are hereby further amended as follows:-

CHAPTER 30

Town Planning

1. By inserting after the heading "Town Planning" the following heading:-

Part 1

ADMINISTRATION

2. By inserting the following By-laws:-

Part II

SPECIAL REQUIREMENTS IN RELATION TO PARTICULAR DEVELOPMENT

Service Stations

1. By-laws 2 to 7 both inclusive, of this Part apply in addition to the requirements of any other By-law relating to service stations, or petrol service pumps.
2. (i) After the date of gazettal of this By-law service stations established in any part of the town-planning scheme area shall be situated only on sites zoned "industrial, motel and service stations" or for which Council Consent has been received and as far as practicable these shall be corner sites when located in urban areas.
(ii) Service stations established in those parts of the Shire not covered by the town-planning scheme shall be established only on sites approved by the Council.
(iii) The minimum frontages to a road or roads of any land upon which a service station may be erected shall be-
 - (a) For a corner site - ninety-nine (99) feet on one frontage and ninety-five (95) feet on the other;
 - (b) For other than a corner site in urban areas - one hundred and three (103) feet on the frontage and ninety-five (95) feet minimum depth;
 - (c) For other than a corner site in rural areas - one hundred and twenty-three (123) feet on the frontage and ninety-five (95) feet minimum depth.
3. (i) Except as hereinafter provided motor fuel pumps shall be set back not less than twenty (20) feet from road frontages and all buildings and other

structures (other than motor fuel pumps) shall be set back not less than thirty-two (32) feet from such frontages.

(ii) If the site is in a Residential Zone or abuts a Residential Zone clearances of buildings and structures from other boundaries shall be the same as are required for dwellings under the Council's By-laws.

(iii) Clearances from road frontages shall be measured from the new road frontage after any road widening or any truncation of the corner.

4. The applicant for consent to erect a service station shall submit with his application a plan of layout showing the location and size of the proposed building or other structure or in case of a service station within a building, of such service station in relation to the Real Property Office description of the boundaries and roads fronting the service station, the position of motor fuel pumps and at least one elevation of the proposed building, shall, if the Council consents to the application-

(a) If the consent is to erect a service station building on land on which a service station was not being conducted at the date of the application, remove all existing structures before the new building is used as a service station;

(b) Dedicate as a road free of cost to the Council such part of the land as the Council requires to be so dedicated for corner truncation. A deceleration and acceleration lane not more than twenty (20) feet wide along the frontages of the sites shall be provided when required by the Council.

The maximum area which may be required under this paragraph to be dedicated for the purpose of a corner truncation free of cost to the Council shall not exceed the area of a truncation at a right angled corner of forty-five (45) links by three (3) equal chords.

If the Council requires a corner truncation of an area in excess of such maximum area, the Council shall make to the applicant compensation in respect of such excess area:

(c) Form and grade the footway for the full length of the frontage of the site, form and grade the deceleration and acceleration lanes and areas of truncation, construct the footway, deceleration and acceleration lanes and roadway on the truncated area and provide a concrete kerb and channelling to the standard required by the Council;

(d) Construct reinforced industrial crossings over water channelling and footways;

(e) Provide to the satisfaction of the Council such stormwater drainage as is considered necessary by the construction of the aforesaid works and, in connection therewith, any stormwater drainage requirements considered by the Council to be in excess of normal unconcentrated run-off shall be the responsibility of the developer who shall pay the costs of any additional drainage installation. The drainage is to be carried to a point at which it may be lawfully discharged without causing nuisance or annoyance to anyone.

The Council shall not be authorised hereby to require drainage works to be provided with a carrying capacity in excess of the Council engineer's calculations necessary for the carrying off of all stormwater from the land the subject of the application and the road frontage or frontages to such land.

The applicant may at his option carry out those parts of such works relating to the construction of stormwater drainage in accordance with specifications laid down by the Council and under the supervision of the Council's engineer or he may pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works, in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time;

(f) Pay to the Council the cost of any alterations to public utility mains and services rendered necessary in consequence of any roadworks, drainage works or crossings to be carried out as aforesaid or pursuant to any By-law of the Council or condition of consent imposed by the Council.

5. The applicant may at his option carry out those parts of such works relating to the construction of the footway, concrete kerb and channel and reinforced industrial crossings in accordance with specifications laid down by the Council and under the supervision of the Council's engineer or he may pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works, in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time.

The Council shall be the sole constructing authority for all works on the road pavement outside the line of the kerb and channel but the applicant shall be responsible for the cost of all such works along the frontage or frontages of the land to be developed as may be deemed necessary by the Council and he shall pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works, in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time.

6. All service station buildings shall be constructed in fire-resistant materials within the meaning of the Act and of the By-laws of the Council as defined in the Local Government Act 1936-1970 as amended.
7. Compliance by the applicant with the requirements of this Part and with any other relevant By-law shall be a condition precedent to the granting by the Council of a licence for the motor fuel pumps installed or to be installed on the subject land and such licence shall not be granted until all such requirements have been complied with in every respect.

SHOPS AND SHOPPING CENTRES

8. (1) In addition to the requirements of any other By-law the following conditions and requirements shall (subject to clause 2 of this By-law) apply with respect to every building erected after the date of gazettal of this By-law for the purpose of a shop or shops whether the building is for a purpose permitted by the town-planning scheme or for which the consent of the Council is required under the town-planning scheme-
- (a) If a detached dwelling-house is on the site on which the proposed building is to be erected it shall be removed from the site before such proposed building is occupied unless, in the case of a shop, the approved building plans for the proposed shop provide for the dwelling-house being attached thereto and pursuant thereto the dwelling-house is so attached;
- (b) A detached dwelling-house shall not be erected in a Business Zone or on land on which a shop is erected or in respect of which consent for the erection of a shop has been applied for;
- (c) The owner of the land on which a building may be erected without the consent of the Council, or the applicant for consent where consent to erect a building is required under the town-planning scheme and has been granted shall-
- (i) Construct a pedestrian footpath at least twelve (12) feet wide, with not less than five (5) feet of concrete path for the full length of the road frontage or, where there is more than one such frontage, such frontages to the land the subject of the application, with three (3) feet of concrete path on any frontage except a frontage onto which a shop or shops open;
- (ii) Construct concrete kerb and channelling to the Council's specification for the full length of the road frontage or, if there is more than one such frontage, such of these frontages as the Council shall determine;
- (i:i) Construct a reinforced industrial crossing or crossings over water channelling and footpath when in the opinion of the Council the provision of such industrial crossing or crossings is necessary;

- (iv) The applicant may at his option carry out those parts of such works relating to the construction of the footpath, concrete kerb and channel and industrial crossing or crossings in accordance with specifications laid down by the Council and under the supervision of the Council's engineer or he may pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works, in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time;
- (v) Provide to the satisfaction of the Council such stormwater drainage as it is considered necessary by the construction of the aforesaid works, and in connection therewith, any stormwater drainage requirements considered by the Council to be in excess of normal unconcentrated run-off shall be the responsibility of the developer who shall pay the costs of any additional drainage installation. The drainage is to be carried to a point at which it may be lawfully discharged without causing nuisance or annoyance to anyone.

The Council shall not be authorised hereby to require drainage works to be provided with a carrying capacity in excess of the Council engineer's calculations necessary for the carrying off of all stormwater from the land subject of the application and the road frontage or frontages to such land.

The applicant may at his option carry out those parts of such works relating to the construction of stormwater drainage in accordance with specifications laid down by the Council and under the supervision of the Council's engineer or he may pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works, in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time.

If the Council is satisfied that the drainage works which it may require will not be adequate and that the completion of adequate drainage works will be unreasonable or costly, the Council may refuse the application;

- (vi) Form and grade the roadway for the full length of the frontage or frontages of the site, any deceleration and acceleration lanes and any area of truncation as deemed necessary by the Council; construct and bitumen seal the roadway for the full length of the frontage or frontages of the site, any deceleration and acceleration lanes and any area of truncation as deemed necessary by the Council.

The Council shall be the sole constructing authority for all construction work outside the line of the kerb and channel and the applicant shall pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time.

- (vii) Prior to any development taking place, submit a plan of layout and elevation showing the location and size of the proposed buildings, parking areas and any other items which the Clerk so requires be shown, and at least one elevation of the proposed development;
- (d) The works referred to in clauses (i), (ii), (iii) and (v) of subparagraph (c) inclusive shall be carried out before the new building is occupied;
- (e) The owner or applicant shall bear the cost of any alterations necessary to public utility mains, services or installations involved in the construction of the abovementioned works;
- (f) The materials used in and the execution of the abovementioned works shall be to the requirements and satisfaction of the council;

- (g) The proposed building shall be constructed of fire resistant materials as defined in the Local Government Act 1936-1970 as amended;
 - (h) If an awning is provided over the footpath it shall be cantilevered;
 - (i) That all of that part of the site on which vehicles will be parked and/or driven shall be bitumen surfaced; and
 - (j) Where practicable, provision shall be made within the curtilage of the site for the loading and unloading of vehicles.
- (2) The requirements set out in clause (ii) of subparagraph (c) and in subparagraphs (i) and (j) of clause (1) shall not apply to a shop to be erected on a single allotment if the ground floor area of the shop is less than seven hundred and fifty (750) square feet.
- (3) This clause is limited in its application to buildings the erection whereof is commenced after the appointed day and-
- (a) Which are new buildings; or
 - (b) Where such erection is connected with an existing building or buildings on the site in question, the floor space or aggregate of the floor space whereof will be increased by more than fifty per centum (50%) by reason of such erection.

USE OF LAND AND ERECTION OF BUILDINGS IN AN INDUSTRY ZONE

9. (1) The following conditions and requirements shall apply with respect to the use of any land or building on land or the erection of a building on land in an Industry Zone where such use or erection is commenced after the date of gazettal of this By-law (whether or not the consent of the Council is required under the town-planning scheme) the owner, or in any case where the consent of the Council is required, the applicant for such consent shall-
- (i) Construct reinforced industrial crossings from roadway to property alignment; and
 - (ii) If Council deems necessary-
 - (a) Construct a pedestrian footpath twelve (12) feet wide, with not less than three (3) feet of concrete path for the full length of the road frontage or, where there is more than one such frontage, such frontages to the land the subject of the application;
 - (b) Construct concrete kerb and channelling to the Council's specification for the full length of the road frontage or, if there is more than one such frontage, such of those frontages as the Council shall determine;
 - (c) The applicant may at his option carry out those parts of such works relating to the construction of industrial crossings, pedestrian footpath or footpaths and concrete kerb and channelling in accordance with specifications laid down by the Council and under the supervision of the Council's engineer or he may pay to the Council such sums as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time;
 - (d) Provide to the satisfaction of the Council such stormwater drainage as is considered necessary by the construction of the aforesaid works and, in connection therewith, any stormwater drainage requirements considered by the Council to be in excess of normal unconcentrated run-off shall be the responsibility of the developer who shall pay the cost of any additional drainage installation. The drainage is to be carried to a point at which it may be lawfully discharged without causing nuisance or annoyance to anyone.

The Council shall not be authorised hereby to require drainage works to be provided with a carrying capacity in excess of the Council engineer's calculations necessary for the carrying off of all stormwater from the land the subject of the application and the road frontage or frontages to such land.

The applicant may at his option carry out these parts of such works relating to the construction of stormwater drainage in accordance with specifications laid down by the Council and under supervision of the Council's engineer or he may pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time.

If the Council is satisfied that the drainage works which it may require will not be adequate and that the completion of adequate drainage works will be unreasonably costly, the Council may refuse the application;

- (e) Form and grade the roadway for the full length of the frontage or frontages of the site, any deceleration and acceleration lanes and any area of truncation as deemed necessary by the Council, construct and bitumen seal the roadway for the full length of the frontage or frontages of the site, any deceleration and acceleration lanes and any area of truncation as deemed necessary by the Council.

The Council shall be the sole constructing authority for all construction work outside the line of the kerb and channel and the applicant shall pay to the Council such sum as shall be approved by the Council and which shall be assessed in accordance with current Council construction costs as being the cost of such works in which event the Council shall, subject to the provisions of this Chapter, complete such works within a reasonable time.

Where any bitumen sealed road construction along the frontage or frontages of the site is deemed necessary by the Council the Council shall be responsible for the construction costs, based on the approved current Council construction costs, for an area not exceeding eighty (80) square yards of such construction.

- (f) Prior to any development taking place, submit a plan of layout and elevation showing the location and size of the proposed buildings, parking areas and any other items which the Clerk so requires be shown, and at least one elevation of the proposed development.
- (g) The works referred to in subclauses (a), (b), (d) and (e) of clause (ii) of paragraph (a) shall be carried out before the new building is occupied.

(2) In an Industry Zone:-

- (a) Parking areas for employees' vehicles shall be provided within the curtilage of the site of every industry or business established after the date of gazettal of this By-law in the circumstances and at the time hereunder set out;
- (b) The Council may also require parking areas to be provided from time to time for the parking of customer's vehicles and of vehicles used in connection with the industry or business to the extent determined by the Council having regard to the nature and extent of the industry or business proposed or existing;
- (c) Such parking area provision shall be made by the owner of the land on which the industry or business is or will be conducted;

- (d) All internal roads and parking areas on the land or adjoining land which lead to or pass or are adjacent to any industry or business engaged in any manner in the preparation, manufacture or packaging of food for human consumption shall be paved with bitumen to the satisfaction of the Council. Paving with bitumen of internal roads and parking areas in other industrial sites shall be dependent on the proposed industry and shall be provided if it is deemed necessary by the Council.

All parking areas to which this paragraph applies shall be maintained in good order and condition by such owner.

- (3) In the case of employees' vehicles the requirement imposed by clause (2) of this By-law shall be to provide such area for parking as is reasonably sufficient having regard to:-

- (i) The industry or business concerned;
- (ii) The maximum number of employees ordinarily working at any one and the same time;
- (iii) The probable needs of employees for space for parking; and
- (iv) Such other factors as the Council deems relevant.

Part III

PARKING AREAS

Application of Part

1. (1) The provision of this Part shall not apply:-
 - (a) To an existing use; or
 - (b) For the use of a dwelling-house for the purpose of a home occupation if the total floor area used (whether temporarily or permanently) for such purposes does not exceed three hundred (300) square feet.
- (2) Where an existing building is extended or the area of land occupied by an existing use is increased, the requirements of this Part shall apply only to the extension of the building or to the use of the additional land provided that where an additional accommodation unit, flat, guest suite, home unit, hospital bed or lubricating bay is provided, or a bar lounge or beer garden extended or additional employment created as a direct result of the extension of an existing building or land use the requirements of the Part shall apply irrespective of whether such accommodation unit, flat, guest suite, home unit, hospital bed, lubricating bay or increased bar, lounge or beer garden space is provided within the extended building or whether such additional employment occurs within the extended building or on the additional land.

Duty of compliance

2. The owner and occupier of any land, building or other structure which is used for a use in respect of which the parking requirements of this Part apply shall ensure that all of the requirements of this Part are complied with, at all times .

Parking requirements

3. (1) The minimum parking areas in the form of parking spaces as set out in the following table shall be provided in respect of all uses to which the parking requirements of this Part apply:

USE	MINIMUM PARKING SPACES
Accommodation Units (excluding motels)	1 domestic garage or covered parking space to each dwelling-house - single family and one domestic garage or covered parking space to each unit in a dwelling-house - two family unit or multiple dwelling capable of separate occupation or in any case in such lesser ratio as the Council may in its discretion determine
Bulk Store	1 parking space for every 2.5 (2½) employees or 1 parking space for each 2,000 square feet of the total floor area whichever is the greater
Caterer's Rooms	1 parking space for each 100 square feet of the total floor area or 1 parking space per every 2.5 (2½) persons assessed on the maximum number to be catered for
Commercial Premises ..	1 parking space for every 500 square feet of the total floor area or 1 parking space for every two (2) employees whichever is the greater.
Hospital	1 parking space for every four (4) beds; in addition 1 parking space for every two (2) employees (except where employees' quarters are located in close proximity to the hospital) and a further 1 parking space for each staff doctor.
Hotel	1 parking space for each fifteen (15) square feet of the bar floor area; in addition 1 parking space for each thirty (30) square feet of the lounge and beer garden floor area, and a further 1 parking space for each guest suite
Industries (all classes)	1 parking space for every 2.5 (2½) employees or 1 parking space for each one thousand (1,000) square feet of the total floor area whichever is the greater
Indoor Entertainments..	1 parking space for each town hundred (200) square feet of the total floor area or 1 parking space for every three (3) persons entertained at any one time, calculated at the maximum capacity; whichever is the greater
Places of Public Worship	1 parking space for every (10) seats or places
Produce Store	1 parking space for each two hundred and fifty (250) square feet of the total floor area
Professional Office ..	1 parking space for each five hundred (500) square feet of the total floor area or 1 parking space per every two (2) employees whichever is the greater
Refreshment Services ..	1 parking space for each two hundred (200) square feet of the total floor area
Service Stations.. ..	5 parking spaces for the first lubricating bay and 4 parking spaces for each additional lubricating bay
Shops	In the case of a single shop or where shops form part of a group of shops the combined gross floor area of which does not exceed seven thousand (7,000) square feet, 1 parking space for each one hundred and fifty (150) square feet of gross floor area exceeding one thousand (1,000) square feet but not exceeding seven thousand (7,000) square feet. Where the total gross floor area exceeds seven thousand (7,000) square feet, ten (10) parking spaces for each one thousand (1,000) square feet of gross floor area

USE	MINIMUM PARKING SPACES
Showroom	1 parking space for each two hundred and fifty (250) square feet of the total floor area
Special Uses, Institutions and Outdoor Entertainments	Sufficient parking space/s to accommodate the amount of vehicular traffic likely, in the opinion of the Council, to be generated by the particular development
Warehouse	1 parking space for every 2.5 (2½) employees or 1 parking space for each two thousand (2,000) square feet of the total floor area whichever is the greater

(2) The parking space referred to in clause (1) of this By-law shall be a space of 160 square feet the minimum width of which shall be 9 ft.

4. (1) Subject to clause 3 of this By-law, a parking area shall be-
- (a) At least thirty-five (35) feet wide;
 - (b) At least twenty (20) feet deep;
 - (c) Level or of such a gradient as in the opinion of the Council's engineer to be suitable for vehicular parking;
 - (d) Laid out to the satisfaction of the Council's engineer in such manner as to provide adequate access to each parking space and to permit free circulation of vehicles entering, leaving and parking;
 - (e) Constructed, sealed, marked and maintained to the satisfaction of the Council's engineer unless and until the Council rescinds or modifies such requirement;
 - (f) Each space to be readily accessible for parking from access lanes;
 - (g) Indicated by means of a sign or signs to the satisfaction of the Council's engineer;
 - (h) Located and constructed in such a position and manner respectively so as not, in the opinion of the Council to create any additional traffic hazard in the locality.
- (2) A parking area shall be located upon the allotment upon which the use is to be carried out unless by special consent, which the Council is hereby empowered to give, the Council approves of the parking area being located on another allotment or other allotments in which case such allotment or allotments should normally be adjoining allotments so located that any part of the parking area is not more than seven hundred (700) feet from the allotment upon which the use is to be carried out.
- (3) Where the allotment upon which a parking area is required pursuant to this Part is less than thirty-five (35) feet wide or where the required parking area is less than seven hundred (700) square feet, the Council may approve of a parking area of a lesser width than thirty-five (35) feet.
- (4) The Council may require that access to the parking area be provided from two (2) roads, in which case access ways within the parking area shall be at least twenty-two (22) feet wide.
- (5) A parking area required by this Part shall be:-
- (a) Kept exclusively for parking;
 - (b) Used exclusively for parking; and
 - (c) Maintained in a fit and proper condition for parking purposes.
5. The Council may dispense with or may modify all or any of the requirements of Clauses 1 to 4 of this Part if it considers that dispensation or modification is necessitated by the exceptional circumstances of the particular use.

Certificate

The foregoing resolution was passed on the twenty-first day of January, 1971, at a Special Meeting of the Council of the Shire of Redland called for that purpose, and was duly deposited at the office of the Council. A notice in terms of section 31 (27) of the Local Government Act, 1936-1970 was duly published. The said resolution was confirmed on the twenty-fourth day of June, 1971, at a special meeting of the said Council and has been sealed with the seal of the said Council.

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E.G. WOOD, Chairman

D. SIMPSON, Shire Clerk