

## ORDER IN COUNCIL

At the Executive Buildings, Brisbane, the twenty-ninth day of October, 1970

Present:

His Excellency the Governor in Council

WHEREAS by the *Local Government Act 1936-1970* it is amongst other things provided that the Governor in Council may approve of an application made to the Minister by a Local Authority for amendment of a town-planning scheme: And whereas the Council of the Shire of Redland has made application to the Minister for amendment of the town-planning scheme for part of the Area of the Shire of Redland (hereinafter referred to as "the Scheme") finally approved by Order in Council (hereinafter referred to as "the said Order in Council"), made on the 31st August, 1967, and published in the *Gazette* of the 2nd September, 1967, as subsequently amended from time to time, in the manner hereinafter set forth: 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 Act, doth hereby approve of the aforesaid application made by the Council of the Shire of Redland for amendment of the Scheme and doth hereby amend the Scheme:—

1. By, in the Schedule to the said Order in Council:—

(i) Inserting the following definition immediately following the definition of the term "Bulk store":—

"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."

(ii) Inserting in Appendix I in the definition of the term "Hazardous and Noxious Industry" the industry "Manure treatment works" immediately following the industry "Inflammable liquid factories and inflammable liquid bottling works".

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

KEITH SPANN, Clerk of the Council.

### THE SCHEDULE

Column 1 Zone	Column 2 Use
Industrial, Motels and Service Stations	Cabins
Industrial Light	Cabins Service industries
Industrial Heavy	Caravan parks Service industries
Industrial Noxious and Hazardous	Caravan parks
Rural	Cabins Dwelling-house—2-family unit Special buildings

Gov. Gaz., 31st October, 1970, page 791

ORDER IN COUNCIL

At the Executive Buildings, Brisbane, the fourteenth day of  
January, 1971

Present:

The Deputy Governor, for and on behalf of  
His Excellency the Governor, in Council

WHEREAS by the *Local Government Act 1936-1970* it is provided that the Governor in Council may, by another Proclamation or Order in Council, amend or rescind any Proclamation or Order in Council made under the said Act: And whereas by an Order in Council made on the twenty-ninth day of October, 1970, and published in the *Gazette* of the thirty-first day of October, 1970 (hereinafter referred to as "the said Order in Council") an application made by the Council of the Shire of Redland for amendment of the town-planning scheme for part of the Area of the Shire of Redland finally approved by Order in Council made on the 31st August, 1967, and published in the *Gazette* of the 2nd September, 1967, was approved and the said scheme amended in the manner set forth in the said Order in Council: And whereas it is expedient to amend the said Order in Council: Now, therefore, the Deputy Governor, for and on behalf of His Excellency the Governor, acting by and with the advice of the Executive Council and in pursuance of the powers and authorities vested in him by the said Act, doth order that the said Order in Council made on the twenty-ninth day of October, 1970, and published in the *Gazette* of the thirty-first day of October, 1970, shall be and is hereby amended—

By inserting after subparagraph (ii) the following new subparagraph:—

"(iii) Inserting in Column 3 of the Table of Zones opposite the Zones set forth in Column 1 of the Schedule hereunder the uses respectively set forth in Column 2 of the said Schedule."

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

K. SPANN, Clerk of the Council.

## 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* of 9th June, 1966, 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 I

##### 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;
  - (iii) 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 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 unreasonably 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.

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 approved current Council construction costs, for an area not exceeding eighty (80) square yards of such construction.

- (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 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) is required, the applicant for such consent shall—

(i) Construct reinforced industrial crossings from roadway to property allotment; 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 such 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 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 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 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 provide 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 supervision of the Council's engineer or he may pay to the Council such sum as shall be assessed 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 construction 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 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 customers' 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
Caterers' 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 each 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 two 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
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.

E. G. WOOD, Chairman.

D. SIMPSON, Shire Clerk.

REDLAND SHIRE COUNCIL

Department of Local Government,  
Brisbane, 11th March, 1976.

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 1936-1975*, has been pleased to approve of the following By-law made by the Council of the Shire of Redland.

R. J. HINZE.

WHEREAS by the *Local Government Act 1936-1975*, a Local Authority is empowered to make By-laws for all or any of the purposes in the said Act mentioned, and it is further provided that a By-law may be amended or repeated 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-law for the general good rule and government of the Area and its inhabitants, and which the Council hereby determines is necessary for the proper exercise and performance of the functions of Local Government and the powers and duties of the Council, 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* of 9th June, 1906, as amended from time to time, are hereby further amended as follows:—

CHAPTER 30

TOWN-PLANNING

By deleting the final paragraph from By-laws 8 (c) (vi) and 9 (1) (ii) (e) which reads, "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 approved current Council construction costs, for an area not exceeding eighty (80) square yards of such construction."

*Certificate*

The foregoing resolution was passed on the Twenty-fourth day of July, 1975, at a special meeting of the Council of the Shire of Redland called for that purpose and the requirements of subsection (27) of section 31 of the *Local Government Act 1936-1975* have been complied with in respect of the By-laws, the subject of such resolution.

E. G. WOOD, Chairman.

D. SIMPSON, Shire Clerk.

ORDER IN COUNCIL.

At the Executive Building, Brisbane, the third day of June, 1976

Present:

His Excellency the Governor in Council

WHEREAS by the *Local Government Act 1936-1975* it is amongst other things provided that the Governor in Council may approve of an application made to the Minister by a Local Authority for amendment of a town-planning scheme; And whereas the Council of the Shire of Redland has made application to the Minister for amendment in the manner hereinafter set forth of the town-planning scheme for part of the Shire of Redland (hereinafter referred to as "the Scheme") finally approved by Order in Council made on the 1st day of August, 1967, and published in the *Gazette of Queensland* on the 1st day of September, 1967; Now, therefore, His Excellency the Governor in Council, acting by and with the advice of the Executive Council and in pursuance of the provisions of the said Act, doth hereby approve of the aforesaid application made by the Council of the Shire of Redland for amendment of the Scheme and doth hereby amend the Scheme:—

1. By in Part 1 of the said Order in Council—

(a) Inserting the following definition immediately following the definition of the term "Caravan Park":—

"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.

(b) Deleting the definition of the term "Dwelling-House—2 family unit".

(c) In Appendix I to the definition of the term "Hazardous and Noxious Industry" inserting the words "Concrete batching plants" immediately following the words "Chemical works".

(d) In Appendix II to the definition of the term "Indoor Entertainments" inserting the words "Amusement halls" immediately preceding the words "Art galleries".

In Appendix III to the definition of the term "Light

— Deleting the words "Motor Car Dealers" and "Water

(e) Inserting the words "(other than concrete batching plants)" immediately following the words "Cement products works".

(f) In Appendix IV to the definition of the term "Service Industry", inserting the following words in their correct alphabetical order:—

"Agricultural implements and machinery showrooms,  
Boat Dealers  
Caravan Dealers  
Motor Car Dealers  
Warehouses"

2. By in the Table of Zones of the said Order in Council.

(a) In Column 2 opposite the Residential Zone, deleting the use "Dwelling-houses—Two family unit (Height limit two storeys)".

(b) In Column 3 opposite the Residential Zone, inserting the uses "Motels" and "Service stations" in their correct alphabetical order.

(c) In Column 2 opposite the Residential Special Zone, deleting the use "Dwelling-houses—Two family unit".

(d) In Column 3 opposite the Residential Special Zone, inserting the uses "Motels" and "Service stations" in their correct alphabetical order.

(e) In Column 2 opposite the Residential High Density Zone, deleting the use "Dwelling-houses—Two family unit".

(f) In Column 2 opposite the Industrial Light Zone deleting the use "Shops".

(g) In Column 3 opposite the Industrial Light Zone, inserting the uses "Indoor entertainments", "Outdoor entertainments", "Shops" and "Service stations", in their correct alphabetical order.

(h) In Column 3 opposite the Industrial Light Zone deleting the use "Dwelling-houses—Two family unit".

(i) In Column 3 opposite the Industrial Heavy Zone—

(i) Deleting the use "Dwelling-houses—Two family unit".

(ii) Inserting the use "Service stations" in correct alphabetical order.

(iii) Deleting the words and brackets "(where provided as stall amenities in conjunction with an industry and situated on the land on which such industry is conducted)", where they appear after the use "Indoor entertainments" and "Outdoor entertainments".

(j) In Column 2 opposite the Business Zone deleting the use "Multiple dwellings".

(k) In Column 3 opposite the Business Zone—

(i) deleting the use "Dwelling-houses—Two family unit".


(ii) inserting the uses "Multiple dwellings" and "Service stations", in their correct alphabetical order.

(l) In Column 3 opposite the Rural Zone:—

(i) inserting the uses "Catteries" and "Motels", in their correct alphabetical order.

(ii) Deleting the use "Dwelling-houses—2 family unit".

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



Clerk of the Council.