

# Redlands Business Park Body Corporate

**CTS 40341**

PO Box 649  
Cleveland  
Q 4163

14 August 2024

## Council Approval for Use of Lot

Redlands Business Park has been approved by Council in accordance with a Preliminary Approval.

The Preliminary Approval recognises the Plan of Development which establishes a new set of town planning development assessment tables. These tables are broadly consistent with the general industry provisions of the Redland City Town Plan. However where they vary, the provisions of the Redlands Business Park Plan of Development will take precedence.

The Plan of Development also contains performance criteria for occupation of each lot for such matters as noise, dust, vibration, light spillage, odour and storage of flammable materials. It is the lot owner's responsibility to ensure these guidelines are met.

Before commencement of any use on a Lot, a further application for a Material Change of Use is required. If the proposed use is consistent with the provisions of the Plan of Development, this will be by self assessment.

If the proposed use is not consistent with the Plan of Development the Material Change of Use an application to Council is required. This will be either Code or Impact Assessment and will be assessed by Redland City Council.

To avoid doubt- **Uses such as Indoor Recreation (Gymnasiums) and Vehicle Repair Stations** are not consistent with the Plan of Development and **unless approved by Council are unlawful**. This is because Council requires considerably more car parking allocation. For a Gymnasium Use the Council car parking requirement is 1 space per 10m<sup>2</sup> of floor area. This compares with the 1 space per 50m<sup>2</sup> of floor area generally provided within the estate i.e. a 200m<sup>2</sup> tenancy within the Business Park will have 4 car spaces allocated whereas Council stipulates a Gymnasium Use to have a minimum 20 car spaces.

It is the responsibility of all owners of lots where there are unlawful uses to obtain Council approval.

If your business has been adversely impacted by an unlawful use such as a gymnasium or vehicle repair station please contact the Redland City Council land use compliance team on 3829 8999.

Regards



**Garry Hargrave**

Chairman Redlands Business Park Body Corporate CTS 40431

German Church road/gcr.208

**German Church Rd, Redland Bay** [www.redlandsbusinesspark.com.au](http://www.redlandsbusinesspark.com.au)