

# Uses Overview

## What are uses?

A use is the activity that occurs on a property. For example, where a property is a café, coffee shop, restaurant, or the like, the defined use for these in the Redlands City Plan is a Food and Drink Outlet.

Schedule 1 – Definitions contains the definitions of all uses. These are listed in alphabetical order and include examples of development that fall within the definition of that use. For example, a ‘hospice’ is defined as a Community Residence.

A full list of all defined uses is on the back of this Fact Sheet. It is difficult to define every possible use and sometimes a proposed use does not fit a use defined in the scheme. When this happens, Council decides how the use is termed.

## What are the use codes?

The planning scheme has use codes for some defined uses. Use codes in the scheme include:

- Extractive Industry
- Home Based Business
- Telecommunications Facilities, Substations and Utilities

Use codes detail specific criteria for a particular use. Some uses do not have a use code, such as a Service Station. In this case, the use is assessed against the codes listed in the table of assessment, column 3 - Assessment benchmarks for assessable development and requirements for accepted development.

## How does Council assess uses?

Consistent with the definition of development in the *Planning Act 2016* the planning scheme defines ‘a material change of use’ as:

- the start of a new use of the premises;
- the re-establishment on the premises of a use that has been abandoned;
- a material increase in the intensity or scale of the use of the premises.

The planning scheme sets out:

- the assessment level for uses; and
- assessment criteria for uses.

The planning scheme establishes when a use is accepted, accepted subject to requirements or assessable (code or impact assessable). This will vary from zone to zone. For example, a Retirement Facility is code assessable in the Neighbourhood Centre Zone and impact assessable in the Specialised Centre Zone.

Uses that are accepted subject to requirements are assessed against all criteria listed in column 3 of the table of assessment. Uses that are impact assessable are assessed against the whole of the planning scheme to the extent relevant.

**Disclaimer** This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.