

## Economic support initiative

### Streamlining planning assessment to value-add to Queensland's economy

Queensland's planning framework plays an essential role in assisting in the state's economic recovery. New uses and modified existing uses will provide for employment, support employment uses or will be employment generators and a streamlined planning framework can help these uses along the way. This is one way in which the planning framework can support the State's Economic Recovery Plan (Unite and Recover).

Amendments to the planning framework support the statewide economic recovery initiative by streamlining statutory planning processes for local government, business and the development industry, whilst still maintaining the integrity of the planning framework.

The Queensland Government has introduced temporary amendments to the Planning Regulation 2017. The changes aim to:

- facilitate the removal of unnecessary barriers for low risk uses
- provide incentives and certainty to ensure economic value-adding uses can recommence or be established across the state where appropriate
- encourage investment as soon as possible and in-line with community expectations.

Importantly these changes allow an "opt in" choice for each local government, recognising that some local government planning schemes may already achieve some or all of the four initiatives to a degree. The opt in process allows for a simpler process for incorporating these initiatives into their local government planning schemes than the normal planning scheme amendment process. Each local government will have the ability to tailor the provisions for their local area by identifying the zones and uses to suit their local needs.

The changes allow local governments to make small, but significant changes to suit their community. These quick fixes where 'opted-in' will allow local government to continue to identify further ways to support and facilitate economic recovery initiatives in their local area.

The amendments will be in effect until 18 September 2021 and local government can 'opt-in' by resolution any time these provisions are in effect. Local governments may also choose to amend their planning schemes to achieve similar, more tailored outcomes, following a subsequent review of the outcomes delivered by the provisions.

## Overview of Economic support provisions



### PROVISION 1

Cap the level of development assessment for certain businesses seeking to establish where the use is anticipated in that zone.

Where a use is well suited and expected in the zone, the maximum level of assessment should be code assessable. For example, a shop within a centre zone will be a maximum of code assessable as it is a likely and expected use within this area.



### PROVISION 2

Allow businesses to make minor expansions without planning approval.

A development application is not required for a use that seeks a minor increase in gross floor area, where the land use impact of the increase is limited. A minor expansion of GFA will be limited in size and to one per premise.



### PROVISION 3

A planning approval is not needed for a change in tenancy within an existing building, if the business is expected in that zone and only minor building work will occur.

This removes the need for planning approval if a business tenancy changes within an existing building. For example, if a shop that was previously a newsagent becomes a hairdresser, then the changes would mean there is no need for a development application.



### PROVISION 4

Allow home-based business that can support local economies as accepted development.

To make it easier for new small scale businesses to start, it is proposed a development application will not be required for home-based businesses in residential zones and township zones.