

Economic support instrument under Section 68D(1) of the *Planning Regulation 2017*

1.0 Adoption

1.1. This Economic support instrument (instrument) is adopted under the Planning Regulation 2017 for the purpose of assisting in supporting economic recovery from the impacts of the COVID-19 emergency.

2.0 Commencement

2.1. The instrument is adopted by resolution on 24 February 2021 and will be effective from the date of publication, as stated in the adoption notice to be published in accordance with section 68E of the *Planning Regulation 2017*, until 17 September 2021, unless earlier revoked.

3.0 Application of the instrument

3.1. This instrument applies to the South Burnett Regional Council area.

4.0 Economic support provisions

4.1. The instrument applies the following provisions in accordance with section 68D(1) of the *Planning Regulation 2017*:

4.1.1. Part 8B, Division 3 – Development that requires code assessment;

4.1.2. Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building; and

4.1.3. Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones.

5.0 Part 8B, Division 3 – Development that requires code assessment

5.1. This instrument applies Part 8B, Division 3 of the *Planning Regulation 2017*. For the period this instrument is in effect, section 68I of the *Planning Regulation 2017* will apply to certain material changes of use.

5.2. For section 68I(1) of the *Planning Regulation 2017*, the proposed uses in Table 1, column 2 are identified for the zone applying to premises stated opposite in column 1, Table 1.

5.3. For section 68I(3) of the *Planning Regulation 2017*, Table 1, column 3 states the assessment benchmarks from the South Burnett Regional Council Planning Scheme applying to the use of premises within the zone stated opposite in Table 1, column 1.

Table 1 – Relevant zones and uses for particular development requires code assessment instead of impact assessment

| Column 1 Zone | Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>) | Column 3 Assessment Benchmarks |
|--------------------------|--|---|
| Local centre zone | Health care service Veterinary service | Local centre zone code Services and works code |
| Principal centre zone | Food and drink outlet Garden centre Health care service Indoor sport and recreation Office Service industry Shop Veterinary service | Principal centre zone code Services and works code |

| Column 1 Zone | Column 2 Proposed Use (as defined under the Planning Regulation 2017) | Column 3 Assessment Benchmarks |
|---|---|---|
| Low impact industry zone or Medium impact industry zone | Bulk landscape supplies Hardware and trade supplies Veterinary service | Industry zone code Services and works code |
| Rural Zone | Nature-based tourism | Rural zone code Services and works code |
| Township zone | Hardware and trade supplies Roadside stall Transport depot Veterinary service Wholesale nursery Winery | Township zone code Services and works code |

6.0 Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building

- 6.1. This instrument applies Schedule 6, Part 2, Section 7A of the *Planning Regulation 2017*. For the period this instrument is in effect, section 7A will apply to certain material changes of use involving an existing building.
- 6.2. For Schedule 6, Part 2, Section 7A (1)(c) and (d) of the *Planning Regulation 2017*, the proposed uses in Table 3, column 2 are identified for the zone applying to premises stated opposite in Table 3, column 1.
- 6.3. In accordance with Schedule 6, Part 2, Section 7A(1)-
- (a) the material change of use does not involve the use of a building other than an existing building; and
 - (b) the material change of use-
 - (i) does not involve the carrying out of building work; or
 - (ii) involves the carrying out of minor building work only; and
 - (c) the material change of use does not reduce the number of car parking spaces, or the total area of landscaping, on the premises; and
 - (d) for a proposed use other than a declared use for the premises, the proposed use complies with the following-
 - (i) if the proposed use is a shop to which the *Trading (Allowable Hours) Act 1990* applies—the requirements under that Act about trading hours for the shop;
- 6.4. For Schedule 6, Part 2, Section 7A(1)(i), (i) (ii) and (iii), Table 3, column 3 states the relevant assessment benchmarks from the South Burnett Regional Council Planning Scheme applying to the premises within the zone stated opposite in Table 3, column 1.

Table 3 – Relevant zones and uses for particular material change of use involving an existing building

| Column 1 Zone | Column 2 Proposed Use | Column 3 Applicable Benchmarks |
|--------------------------|--|---|
| Local centre zone | Food and drink outlet Health care service Office Shop Veterinary service | Not applicable |
| Principal centre zone | Food and drink outlet Garden centre Health care service | Not applicable |

| Column 1 Zone | Column 2 Proposed Use | Column 3 Applicable Benchmarks |
|--|---|-----------------------------------|
| | Indoor sport and recreation Office Service industry Shop Veterinary service | |
| Low impact industry zone or Medium impact industry zone | Bulk landscape supplies Car wash Hardware and trade supplies Veterinary service | Not applicable |
| Rural Zone | Agricultural supplies store Rural industry Winery | Not applicable |
| Township zone | Garden centre Hardware and trade supplies Roadside stall Veterinary service Wholesale nursery Winery | Not applicable |

7.0 Schedule 6, Part 2, Section 7B – Material change of use for home-based business in particular zones

- 7.1. This instrument applies Schedule 6, Part 2, Section 7B of the *Planning Regulation 2017*. For the period this instrument is in effect, section 7B will apply to certain material changes of use for home-based business.
- 7.2. In accordance with Schedule 6, Part 2, Section 7B(1)-
 (a) the material change of use does not involve an industry activity; and
 (b) the proposed use complies with the acoustic quality objectives under the *Environmental Protection (Noise) Policy 2019* during operating hours for the use.
- 7.3. For Schedule 6, Part 2, Section 7B(1) the proposed uses in Table 4, column 2 are identified for the zones applying to premises stated opposite in Table 4, column 1.

Table 4 – Relevant zones and uses for material change of use for home-based business in particular zones

| Column 1 Zone | Column 2 Proposed use |
|---|--------------------------|
| Low density residential zone or Medium density residential zone | Home-based business |
| Township zone | Home-based business |

On 24 February 2021 Council resolved to adopt the Economic Support Instrument under Section 68D(1) of the *Planning Regulation 2017*, to remain in effect until 17 September 2021 unless earlier revoked.

The Economic support instrument was published on the South Burnett Regional Council website on 1 March 2021 and has effect from that date.



Mark Pitt PSM

CHIEF EXECUTIVE OFFICER

