

Lockyer Valley Regional Council

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 18 November 2020 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 Lockyer Valley 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 1, Section 1A – Particular building work that increases gross floor area of an existing building; and
 - 4.1.3. Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building.

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 Gattton Shire Planning Scheme 2007, Grantham Reconstruction Area – Development Scheme 2012 and Laidley Shire Planning Scheme 2003, 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
Gatton Shire Planning Scheme 2007		
In a Commercial zone	Bar Food and drink outlet Garden centre Health care service Indoor sport and recreation Market Service industry Veterinary service	Commercial zone code Commercial premises and shops code Advertising device code Building work code Landscaping code Lighting code Services and infrastructure code Vehicle access, parking and on-site movement code
In an Industry zone	Bulk landscape supplies Low impact industry Research and technology industry Transport depot Warehouse	Industry zone code Industrial development code Advertising device code Building work code Landscaping code Lighting code Services and infrastructure code Vehicle access, parking and on-site movement code
	Car wash	Industry zone code Service Station and Car Wash Code Advertising device code Building work code Landscaping code Lighting code Services and infrastructure code Vehicle access, parking and on-site movement code
	Hardware and trade supplies Service industry Veterinary service	Industry zone code Commercial premises and shops code Advertising device code Building work code Landscaping code Lighting code Services and infrastructure code Vehicle access, parking and on-site movement code
In a Rural agriculture zone; or Rural general zone; or Rural uplands zone.	Agricultural supplies store Intensive horticulture Rural industry Wholesale nursery Winery	The relevant zone code Rural development code Rural service industry code Advertising device code Building work code Landscaping code Lighting code

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Assessment Benchmarks
		Services and Infrastructure code Vehicle access, parking and on-site movement code
	Nature-based tourism	The relevant zone code Tourism facility Code Advertising device code Building work code Landscaping code Lighting code Services and Infrastructure code Vehicle access, parking and on-site movement code
In a Village zone	Agricultural supplies store Bar Garden centre Hardware and trade supplies Transport depot Veterinary service Wholesale nursery Winery	Village zone code Commercial premises and shops code Advertising device code Building work code Landscaping code Lighting code Services and Infrastructure code Vehicle access, parking and on-site movement code
Grantham Reconstruction Area – Development Scheme 2012		
In a Local centre zone	Veterinary service	Local centre zone code, AO2.1, AO2.2 and PO4 AND Gatton Shire Planning Scheme 2007: Commercial premises and shops code, except A1.1, A2.5, A3.1(a) Earthworks code, except A1.2 Landscaping code Lighting code Services and infrastructure code, except A2.2(a) Vehicle access, parking and on-site movement code
In a Low impact industry zone	Bulk landscape supplies Car wash Hardware and trade supplies Transport depot	Low impact industry zone code, AO1.1, AO1.2 and PO3 AND Gatton Shire Planning Scheme 2007: Commercial premises and shops code Landscaping code Lighting code Services and infrastructure code, except A2.2(a)

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Assessment Benchmarks
		Vehicle access, parking and on-Site movement code
Laidley Shire Planning Scheme 2003		
In a Business area	Bar Garden centre Market Service industry Veterinary service	Business and village area code Commercial/retail uses code Advertising devices code Building dimensions code Vehicle access and parking code
In an Industrial area	Bulk landscape supplies Car wash Research and technology industry Service industry	Industrial area code Industrial uses code Advertising devices code Building dimensions code On-site effluent disposal code Vehicle access and parking code
	Hardware and trade supplies Veterinary service	Industrial area code Commercial/retail uses code Advertising devices code Building dimensions code On-site effluent disposal code Vehicle access and parking code
In a Rural agricultural land area; or Rural upland area.	Agricultural supplies store Intensive horticulture Rural industry Wholesale nursery Winery	Rural areas code Rural uses code Advertising devices code Building dimensions code On-site effluent disposal code Vehicle access and parking code
	Nature-based tourism	Rural areas code Tourism uses code Advertising devices code Building dimensions code On-site effluent disposal code Vehicle access and parking code
In a Village area	Agricultural supplies store Bar Garden centre Hardware and trade supplies Roadside stall Veterinary service	Business and village area code Commercial/retail uses code Advertising devices code Building dimensions code On-site effluent disposal code Vehicle access and parking code
	Transport depot	Business and village area code Industry uses code Advertising devices code Building dimensions code On-site effluent disposal code Vehicle access and parking code

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Assessment Benchmarks
	Wholesale nursery Winery	Business and village area code Rural uses code Advertising devices code Building dimensions code On-site effluent disposal code Vehicle access and parking code

6.0 Schedule 6, Part 1, Section 1A – Particular building work that increases gross floor area of an existing building for development a local categorising instrument is prohibited from stating is assessable development

- 6.1. This instrument applies Schedule 6, Part 1, Section 1A of the *Planning Regulation 2017*. For the period this instrument is in effect, section 1A will apply to certain building work, other than minor building work, that increases the gross floor area of an existing building on premises.
- 6.2. For Schedule 6, Part 1, Section 1A(1) of the *Planning Regulation 2017*, the existing uses in Table 2, column 2 are identified for the zone applying to premises stated opposite in Table 2, column 1.
- 6.3. In accordance with Schedule 6, Part 1, Section 1A, the building work–
- (a) does not increase the gross floor area of the existing building by more than the lesser of the following–
 - (i) 100m²;
 - (ii) 10% of the gross floor area of the existing building; and
 - (b) is carried out in relation to the existing lawful use of the premises; and
 - (c) does not involve operational work for vegetation clearing; and
 - (d) is not carried out on, or on premises adjoining, a Queensland heritage place or local heritage place; and
 - (e) complies with any assessment benchmarks in the local planning instrument about the distance a building or structure on the premises must be from a boundary; and
 - (f) does not reduce the number of car parking spaces or the total area of landscaping on the premises; and
 - (g) is not in addition to any other building work to increase the gross floor area of the existing building carried out during the period of the economic support instrument, other than building work carried out under a development approval given before the economic support statement took effect.
- 6.4. For Schedule 6, Part 1, Section 1A(1)(j), Table 2, column 3 states the assessment benchmarks from the Gatton Shire Planning Scheme 2007, Grantham Reconstruction Area – Development Scheme 2012 and Laidley Shire Planning Scheme 2003, about the distance a building or structure on the premises in the zone stated opposite in Table 2, column 1 must be from a boundary.

Table 2 – Relevant zones and uses for particular building work that increases gross floor area of an existing building for development a local categorising instrument is prohibited from stating is assessable development

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Applicable Benchmarks
Gatton Shire Planning Scheme 2007		
In a Commercial zone	Food and drink outlet Garden centre Health care service Indoor sport and recreation Market Office Service industry Shop Veterinary service	Building work code, A1.2
In an Industry zone	Bulk landscape supplies Car wash Hardware and trade supplies Low impact industry Research and technology industry Service industry Transport depot Veterinary service Warehouse	Building work code, A1.2
In a Rural agriculture zone; or Rural general zone; or Rural uplands zone.	Agricultural supplies store Intensive horticulture Nature-based tourism Rural industry Wholesale nursery Winery	Building work code, A1.2
In a Village zone	Agricultural supplies store Garden centre Hardware and trade supplies Roadside stall Transport depot Veterinary service Wholesale nursery Winery	Building work code, A1.2
Grantham Reconstruction Area – Development Scheme 2012		
In a Local centre zone	Food and drink outlet Health care service Office Shop Veterinary service	Local centre zone code, AO2.2
In a Low impact industry zone	Bulk landscape supplies Car wash	Low impact industry zone code, AO1.2

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Applicable Benchmarks
	Hardware and trade supplies Low impact industry Research and technology industry Service industry Transport depot Veterinary service Warehouse	
Laidley Shire Planning Scheme 2003		
In a Business area	Food and drink outlet Garden centre Health care service Indoor sport and recreation Market Office Service industry Shop Veterinary service	Commercial/retail uses code, Specific outcome 3
In an Industrial area	Bulk landscape supplies Car wash Hardware and trade supplies Low impact industry Research and technology industry Service industry Transport depot Veterinary service Warehouse	Industrial uses code, Acceptable solution 3.1
In a Rural agricultural land area; or Rural landscape area; or Rural upland area.	Agricultural supplies store Intensive horticulture Nature-based tourism Rural industry Wholesale nursery Winery	Not applicable
In a Village area	Agricultural supplies store Garden centre Hardware and trade supplies Roadside stall Transport depot Veterinary service Wholesale nursery Winery	Commercial/retail uses code, Specific outcome 3

7.0 Schedule 6, Part 2, Section 7A – Particular material change of use involving an existing building for development a local categorising instrument is prohibited from stating is assessable development

- 7.1. 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.
- 7.2. 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.
- 7.3. 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.
- 7.4. For Schedule 6, Part 2, Section 7A(1)(i)(i)(ii) and (iii), Table 3, column 3 states the relevant assessment benchmarks from the Gatton Shire Planning Scheme 2007, Grantham Reconstruction Area – Development Scheme 2012 and Laidley Shire Planning Scheme 2003, and 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 for development a local categorising instrument is prohibited from stating is assessable development

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Applicable Benchmarks
Gatton Shire Planning Scheme 2007		
In a Commercial zone	Food and drink outlet Garden centre Health care service Indoor sport and recreation Market Office Service industry Shop Veterinary service	Not applicable
In an Industry zone	Bulk landscape supplies	Not applicable

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Applicable Benchmarks
	Hardware and trade supplies Low impact industry Research and technology industry Service industry Transport depot Veterinary service Warehouse	
In a Rural agriculture zone; or Rural general zone; or Rural uplands zone.	Agricultural supplies store Rural industry Wholesale nursery Winery	Not applicable
In a Village zone	Garden centre Hardware and trade supplies Roadside stall Veterinary service Wholesale nursery Winery	Not applicable
Grantham Reconstruction Area – Development Scheme 2012		
In a Local centre zone	Food and drink outlet Health care service Office Shop Veterinary service	Not applicable
In a Low impact industry zone	Bulk landscape supplies Hardware and trade supplies Low impact industry Research and technology industry Service industry Transport depot Veterinary service Warehouse	Not applicable
Laidley Shire Planning Scheme 2003		
In a Business area	Food and drink outlet Garden centre Health care service Indoor sport and recreation Market Office Service industry Shop Veterinary service	Not applicable
In an Industrial area	Bulk landscape supplies Hardware and trade supplies	Not applicable

Column 1 Zone	Column 2 Proposed Use (as defined under the <i>Planning Regulation 2017</i>)	Column 3 Applicable Benchmarks
	Low impact industry Research and technology industry Service industry Transport depot Veterinary service Warehouse	
In a Rural agricultural land area; or Rural landscape area; or Rural upland area.	Agricultural supplies store Rural industry Wholesale nursery Winery	Not applicable
In a Village area	Garden centre Hardware and trade supplies Roadside stall Veterinary service Wholesale nursery Winery	Not applicable

Authorisation

On 18 November 2020 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 Lockyer Valley Regional Council website on 19 November 2020 and has effect from that date.

Anna Hebron

ACTING CHIEF EXECUTIVE OFFICER