

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 28 October 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 Fraser Coast 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

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 *Fraser Coast Regional Council Planning Scheme 2014* 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	Column 3 Assessment Benchmarks
In the Mixed Use Zone – Precinct 2 (Hervey Bay Airport Business and Industry Park)	Bar	<ul style="list-style-type: none"> • Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code
	Garden centre	<ul style="list-style-type: none"> • Mixed use zone code • Business uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code
	Shop	<ul style="list-style-type: none"> • Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code

Column 1 Zone	Column 2 Proposed Use	Column 3 Assessment Benchmarks
In the Mixed Use Zone – Precinct 2 (Hervey Bay Airport Business and Industry Park)	Veterinary Service	<ul style="list-style-type: none"> • Mixed use zone code • Business uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code
In the Mixed Use Zone – Precinct MU4 (Dominion Flour Mill)	Garden Centre	<ul style="list-style-type: none"> • Mixed use zone code • Business uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code
In the Mixed Use Zone – Precinct MU5 (Fraser Island Resorts)	Bar	<ul style="list-style-type: none"> • Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code • Fraser and Great Sandy Strait Islands overlay code

Column 1 Zone	Column 2 Proposed Use	Column 3 Assessment Benchmarks
In the Mixed Use Zone – Precinct MU5 (Fraser Island Resorts)	Health care service	<ul style="list-style-type: none"> • Mixed Use zone code • Business uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code • Fraser and Great Sandy Strait Islands overlay code
In the Medium impact industry zone	Hardware and trade supplies	<ul style="list-style-type: none"> • Applicable Local Area Plan • Medium impact industry zone code • Industry uses code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code

Column 1 Zone	Column 2 Proposed Use	Column 3 Assessment Benchmarks
In a Rural Zone	Agricultural supplies store	<ul style="list-style-type: none"> • Applicable Local Area Plan • Business uses code • Rural zone code • Transport and parking code • Landscaping code • Acid Sulfate Soils overlay code • Agricultural land overlay • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay code
In a High density residential zone – if located in HDR1 (Hervey Bay tourism nodes)	Tourist attraction	<ul style="list-style-type: none"> • Applicable Local Area Plan • High density residential zone code • Business uses code • Landscaping code • Transport and parking code • Works, services and infrastructure code • Acid Sulfate Soils overlay code • Airport and aviation facilities overlay code • Biodiversity areas, waterways and wetlands overlay code • Bushfire hazard overlay code • Coastal protection overlay code • Flood hazard overlay code • Heritage and neighbourhood character overlay code • Infrastructure overlay 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. For Schedule 6, Part 2, Section 7A(1)(i)(ii) and (iii), Table 3, column 3 states the relevant assessment benchmarks from the *Fraser Coast Regional Council Planning Scheme 2014* 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
In a District centre zone	Bar	Not applicable
	Indoor sport and recreation	Not applicable
In a Principal centre zone	Bar	Not applicable
In a Specialised centre zone	Indoor sport and recreation	Not applicable
In the Mixed Use Zone – Precinct MU1 (Urangan Harbour)	Bar	Not applicable
	Health care service	Not applicable
	Indoor sport and recreation	Not applicable
In the Mixed Use Zone – Precinct MU2 (Hervey Bay Airport Business and Industry Park)	Indoor sport and recreation	Not applicable
	Showroom	Not applicable
	Veterinary service	Not applicable
	Bar	Not applicable
	Food and drink outlet	Not applicable
In the Mixed Use Zone – Precinct MU3 (Carriers Arms Hotel)	Bar	Not applicable
	Indoor sport and recreation	Not applicable
In the Mixed Use Zone – Precinct MU4 (Dominion Flour Mill)	Bar	Not applicable
	Health care service	Not applicable
	Indoor sport and recreation	Not applicable
	Veterinary service	Not applicable
	Food and drink outlet	Not applicable
In the Mixed Use Zone – Precinct MU5 (Fraser Island Resorts)	Bar	Not applicable
	Health care service	Not applicable
	Shop	Not applicable
In the Low impact industry zone	Veterinary service	Not applicable
In the Medium impact industry zone	Veterinary service	Not applicable
	Car wash	Not applicable
	Transport depot	Not applicable
	Veterinary Service	Not applicable
Rural zone	Hardware and trade supplies	Not applicable
	Agricultural supplies store	Not applicable
	Winery	Not applicable
In a High density residential zone - if located in Precinct HDR1 (Hervey Bay tourism nodes)	Rural industry	Not applicable
	Shop	Not applicable
	Tourist attraction	Not applicable

Column 1 Zone	Column 2 Proposed Use	Column 3 Applicable Benchmarks
Waterfront and marine industry code	Low impact industry	Not applicable
	Warehouse	Not applicable

Authorisation

Council resolved to adopt the Economic Support Instrument (docs reference #4146744) under Section 68D(1) of the *Planning Regulation 2017* to remain effective until 17 September, 2021 unless earlier revoked.

The Fraser Coast Regional Council Economic Support Instrument (docs reference #4146744) was first published on the Fraser Coast Regional Council website on 29 October, 2020 and has effect from that date.



Ken Diehm
CHIEF EXECUTIVE OFFICER