

# **Economic Development (Roma Street Cross River Rail PDA) Amendment Regulation 2019**

Explanatory notes for SL 2019 No. 246

made under the

*Economic Development Act 2012*

## **General Outline**

### **Short title**

*Economic Development (Roma Street Cross River Rail PDA) Amendment Regulation 2019.*

### **Authorising law**

Sections 37, 38 and 176 of the *Economic Development Act 2012* (EDA).

### **Policy objectives and the reasons for them**

The policy objective is to amend the *Economic Development Regulation 2013* (ED Regulation) to declare the Roma Street Cross River Rail (CRR) Priority Development Area (PDA).

Section 3 of the EDA provides that the main purpose of the EDA is to facilitate economic development, and development for community purposes, in the state. Section 4 of the EDA, provides that the main purpose of the EDA is achieved primarily by:

- establishing the Minister for Economic Development Queensland (MEDQ) to plan, carry out, promote or coordinate activities to facilitate economic development, and development for community purposes, in the state, and
- providing for a streamlined planning and development framework for particular parts of the state (declared as PDAs under the EDA) to facilitate economic development, and development for community purposes, in or for the parts.

Section 37(1) of the EDA provides that a regulation may declare a part of the state to be a PDA. Section 37(2)(a) of the EDA, provides that in making a declaration regard must be had to the main purpose of the EDA. Under section 37(2)(b)(i) and (ii) of the EDA, regard must also be had to any proposed development for land in the area; and the economic and

community benefit to the state that may be gained by the proposed development. Further, under section 37(2)(b)(iii) of the EDA, regard must be had to the impact the *Planning Act 2016* (PA) may have on the delivery of the proposed development if the declaration regulation were not made.

Once a PDA is declared, schedule 6 of the *Planning Regulation 2017* prohibits the *Brisbane City Plan* from making PDA-related development assessable under the PA. In order to regulate development from the time the PDA is declared until a detailed development scheme is finalised, section 38(2) of the EDA, provides that the MEDQ must make an interim land use plan (ILUP) regulating development in the entire area proposed to be declared under the regulation. Section 38(3) of the EDA provides the MEDQ with the ability to make more than one ILUP for the PDA. The MEDQ has made only one ILUP for the PDA under section 38(2).

Section 40AB of the EDA provides that an ILUP for a PDA expires 12 months after it commences unless the MEDQ under section 37(3) and (4) recommended that the declaration regulation for the PDA state a longer period (up to 24 months). The MEDQ has recommended an 18-month expiry period for the ILUP under section 37(3) and (4).

## **Achievement of policy objectives**

The *Economic Development (Roma Street Cross River Rail PDA) Amendment Regulation 2019* achieves the policy objective by amending the ED Regulation to declare the Roma Street CRR PDA. Under section 38(2) of the EDA, the MEDQ has made one ILUP for the entire PDA. Under section 37(3) and (4) of the EDA, the MEDQ has recommended that the regulation state an expiry date of 18 months.

The proposed Roma Street CRR PDA falls under the EDA purpose of supporting economic development and development for community purposes. The intent of the PDA includes the following:

- enable appropriate integration of development with the future Roma Street CRR station;
- contribute to a sense of arrival at this new landmark destination within the Brisbane City Centre;
- help manage potential interface risks between the Roma Street CRR tunnel, station and surrounding development;
- ensure development is designed to manage high-volume pedestrian movements from the new station; and
- facilitate economic development through job generation and increased investor confidence, especially for the future preferred proponent of the redevelopment of Brisbane Transit Centre and potential Brisbane Live Entertainment Arena projects.

Although the head of power to declare a PDA is provided for by the EDA, the purpose of the *Cross River Rail Delivery Authority Act 2016* includes establishing the Cross River Rail Delivery Authority (CRRDA) to plan, carry out, promote or coordinate activities to facilitate economic development, and development for community purposes, in a cross river rail PDA. The EDA also provides for delegation of functions and powers under the EDA to the CRRDA.

In declaring the proposed Roma Street CRR PDA and making the associated ILUP, regard has been had to the matters listed in section 37(2)(a),(b)(i) and (ii) of the EDA. Analysis by Economic Development Queensland (EDQ) indicates that the declaration of a PDA for the Roma Street CRR will:

- create jobs through construction and completed development;
- increase investor confidence and certainty to attract development and new business; and
- support the delivery of the CRR, Brisbane Transit Centre redevelopment and potential Brisbane Live Entertainment Arena projects and associated community benefits.

In accordance with section 37(2)(b)(iii) of the EDA, regard has also been had to the impact the PA may otherwise have on the delivery of the proposed development if the declaration were not made. The relevant PA planning scheme (the *Brisbane City Plan 2014*) does not anticipate a new CRR rail station, significant redevelopment in this location and the associated design considerations. An alternative to a PDA declaration is an amendment to the planning scheme. This would be a lengthy process and could cause delays to the project. Declaration of a PDA will streamline plan making and development assessment including addressing key state interests (e.g. heritage, transport interface) up-front in the plan making process.

Once declared, the Roma Street CRR PDA will be administered by the MEDQ or the delegated entity under section 169 of the EDA.

## **Consistency with policy objectives of authorising law**

Declaring the Roma Street CRR PDA by regulation achieves the main purpose of the EDA to facilitate economic development, and development for community purposes by providing for a streamlined planning and development framework for the proposed development of Roma Street CRR rail station and surrounding development.

## **Inconsistency with policy objectives of other legislation**

There is no inconsistency with the policy objectives of other legislation.

## **Benefits and costs of implementation**

The EDA provides a coordinated and comprehensive framework for efficient delivery of appropriate outcomes with net benefit and potential flow on benefits to the community and broader area.

The CRR project will provide a 10.2 kilometre rail line from Dutton Park to Bowen Hills including a 5.9 kilometre tunnel under the Brisbane River and Brisbane City Centre. The project has been designed to alleviate constraints at the core of the rail network, so it can grow and evolve to benefit communities across the region.

Costs related to the PDA process will be sourced from the existing Department of State Development, Manufacturing, Infrastructure and Planning budget.

Declaration of a PDA will help facilitate these outcomes in a streamlined and timely method.

## **Consistency with fundamental legislative principles**

The regulation has been drafted with regard to the fundamental legislative principles outlined in section 4 of the *Legislative Standards Act 1992* and is consistent with these principles.

## **Consultation**

Consultation has been undertaken with Brisbane City Council.

A community engagement strategy will be prepared on behalf of the MEDQ to assist in the preparation and public notification of the development scheme for the PDA. The strategy is to address the consultation requirements of the EDA and other complementary activities associated with the development of the PDA. The strategy is to ensure issues and concerns in the PDA are identified and managed.

The Office of Best Practice Regulation (OBPR) in the Queensland Productivity Commission was also consulted under the *Queensland Government Guide to Better Regulation* to determine if further assessment was required under the Regulatory Impact Analysis (RIA) system. OBPR advised that the proposal to declare the Roma Street CRR PDA, does not appear likely to result in significant adverse impact. Therefore, no further regulatory impact analysis under the *Queensland Government Guide to Better Regulation* is required.