

Investigation into a potential State Development Area to support the Tropical North Global Tourism Hub

November 2018



Tropical North Global Tourism Hub

The Queensland Government is committed to advancing and diversifying North Queensland's economy. North Queensland has tremendous opportunities and competitive natural advantages that are unique drivers for jobs and economic growth.

On 28 October 2017, the Queensland Government announced a Global Tourism Hub (GTH) for Tropical North Queensland, bringing a dynamic new tourism opportunity to the region. The Tropical North GTH is intended to:

- support Queensland's tourism industry
- provide new employment opportunities
- deliver new public realm
- connect Queensland with new and emerging tourism markets
- support Cairns' economy
- provide new lifestyle and entertainment offerings.

Further information on the Tropical North GTH is available on the Department of Innovation, Tourism Industry Development and the Commonwealth Games (DITID) website, www.ditid.qld.gov.au/tourism/special-projects.



Investigation into a potential State Development Area

The Coordinator-General is investigating the potential for a State Development Area (SDA) to support delivery of the Tropical North GTH.

The planning and regulatory system is a critical success factor for this project with potential proponents needing:

- process certainty
- streamlined timely assessments
- a coordinated one stop shop to ensure efficiency
- flexibility to adapt assessment processes to project design and development requirements.

An SDA is a proven, tailor-made model to deal with such large-scale developments in a single location. As an independent authority, the Coordinator-General can make decisions in a timely manner to facilitate delivery of projects of this nature.

Investigations are focused on the indicative area shown in Figure 1 and will consider:

- the needs of the project
- current land uses and planning framework
- economic development opportunities
- site constraints
- environmental and community impacts
- access and infrastructure requirements.

As part of this investigation, the Coordinator-General will consider the planning options available to best meet project requirements.

Community and stakeholder feedback is being sought to help the Coordinator-General decide whether an SDA should be established and the boundary for a potential SDA.

An SDA is an area of land declared under the *State Development and Public Works Organisation Act 1971*, which can promote economic development for the benefit of Queenslanders.

SDAs are established to:

- create jobs and strengthen regional economies
- cluster businesses together to generate economies of scale and efficiencies
- regulate development in a way that considers existing land uses and surrounding development
- provide clear guidance and development certainty for proponents through streamlined and coordinated assessment processes
- provide access to land when needed for development
- manage incompatible land uses and protect environmental, social and cultural values.

There are currently 11 SDAs throughout Queensland.



Figure 1 - Investigation into a potential SDA to support the Tropical North GTH



--- Indicative SDA investigation area
— Property boundary (October 2018)



0 50 100 200
Metres

Location

The Queensland Government has identified a preferred site for the Tropical North GTH in consultation with Far North Queensland Ports Corporation Limited (Ports North). The site has been identified because it presents:

- a unique opportunity to unlock an underutilised area of the Cairns Central Business District (CBD)
- good connectivity to employment catchments
- potential to provide a 'gateway to North Queensland' for cruise ships
- ready access to significant port and airport infrastructure.

The indicative SDA investigation area boundary encompasses the preferred site and includes additional significant tourism assets including the Cairns Convention Centre, The Reef Hotel Casino, and Pullman Hotel and Resort (refer Figure 1).

Their inclusion in the investigation area will allow the Coordinator-General to investigate how these sites may integrate with the GTH to allow residents and tourists to move easily throughout the area and have a seamless tourism and recreational experience. It is not intended for the entire area to be redeveloped and key existing site features and buildings will remain, for example, the fig tree on the foreshore.

The inclusion of Wharf Street in the investigation area allows the Coordinator-General to consider potential upgrades to the road network and parking, which may be required to support development of the Tropical North GTH.

The role of the Coordinator-General

Queensland's Coordinator-General is responsible for the planning, establishment and ongoing management of SDAs throughout Queensland.

In an SDA, the Coordinator-General:

- undertakes land use planning and establishes the development assessment process for regulated development through the relevant development scheme
- implements the development scheme
- assesses and decides applications against the development scheme
- has compulsory land acquisition powers and can make land available.

Should an SDA be declared, a development scheme would be prepared. A development scheme is a regulatory instrument used by the Coordinator-General to assess and decide applications for development within an SDA. SDA development schemes work in a similar manner to a local government planning scheme, by outlining the types of development which are regulated and the criteria which development is assessed against.



Processes and indicative timeline

DITID is managing the Tropical North GTH procurement process, including setting the strategic direction, attracting and selecting a proponent, and managing the delivery of the Tropical North GTH.

Should the Coordinator-General’s investigations conclude an SDA is suitable, the Coordinator-General may seek declaration of the SDA. If the SDA is declared, the Coordinator-General will be responsible for the preparation of a development scheme.

The concurrent processes the Coordinator-General and DITID will undertake, and where we are in the process, are illustrated in the figure below.



★ Subject to a decision to declare an SDA

Have your say

The Queensland Government aims to strike the right balance between the interests of stakeholders, including landholders, proponents and the community. DITID and the Office of the Coordinator-General will work together to ensure community views are heard and considered.

Potential SDA consultation

The Coordinator-General invites your feedback on the potential for an SDA to support the Tropical North GTH.

If you would like to make a submission* on the potential for an SDA, your submission should:

- be made to the Coordinator-General in writing or electronically
- be received on or before the last day of the consultation period
- state the name of each person who made the submission
- clearly state the matters that you are concerned about or interested in
- provide any factual information that you have relied on, and the source of this information
- suggest measures you consider would be appropriate to inform a decision about the potential for an SDA.

Submissions on the potential for an SDA are invited until **Friday 15 February 2019**.

You can provide your submission on the potential for an SDA using one of the following methods:

Online haveyoursay.dsd.qld.gov.au

Email sdainfo@coordinatorgeneral.qld.gov.au

Post The Coordinator-General
SDA investigations – Tropical North GTH
Office of the Coordinator-General
Department of State Development,
Manufacturing, Infrastructure and Planning
PO Box 15517
City East QLD 4002

If you would like further information on the potential for an SDA to support the Tropical North GTH, or information on making a submission, contact the SDA Division via phone on 1800 001 048 or via email at sdainfo@coordinatorgeneral.qld.gov.au



***Please note:** Submissions are not confidential and may be provided in their entirety, or in summary form, to external parties, including, but not limited to, proponents and relevant government agencies. Personal details including name and address details will not be released to external parties unless required by law.

Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit, 9/11/2018
Images courtesy of Tourism and Events Queensland

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