

Planning Scheme Policy Economic Impact Assessment



Planning scheme policy – Economic impact assessment

Adoption

Moreton Bay Regional Council adopted this planning scheme policy on 24 November 2015.

Commencement

This planning scheme policy will take effect from 1 February 2016.

1. Introduction

This policy supports the Moreton Bay Regional Council Planning Scheme and has been made by Council in accordance with Chapter 3, Part 4, Division 2 and Part 5, Division 1 of the *Sustainable Planning Act 2009*.

1.1 Purpose

The purpose of this planning scheme policy is to identify the minimum information to be included in an Economic impact assessment report and who should prepare the report.

1.2 Application

This planning scheme policy may be applied to development applications including but not limited to the following:

- a. out of centre development (resulting in the expansion of an existing centre into adjoining zones or precincts or the establishment of a new centre);
- b. major retail and commercial developments in the Centre zone;
- c. development with the potential to have adverse economic impacts;
- d. a new neighbourhood hub with significant catchment overlap with an existing centre or neighbourhood hub.

1.3 Interpretation

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions of the planning scheme. Where a term is not defined in Schedule 1, section 1.3 Interpretation of the planning scheme applies.

2. Why is an economic impact assessment required?

An economic impact assessment looks at the public need, economic impact and consistency of the role and function of a development proposal against the Moreton Bay centres network.

The Moreton Bay centres network outlines the role and function of each activity centre in the region. Development must not undermine the viability, role or function of other centres within the network, having regard to both existing and future planned centres.

It should be noted that a developments economic impact on the MBRC centres network is not the only consideration. Further justification of how a proposal meets other desired outcomes (e.g. location, access, urban design etc) will be required in addition to an economic impact assessment.

Note: Refer to Table 6.2.1.1 in the Centre zone code for the Moreton Bay centres network.

3. Report preparation

An Economic impact assessment must be prepared by a qualified and experienced economist or economic analyst with proven technical experience in assessing and providing advice about the economic impacts of a range of land uses and developments.

4.0 Minimum requirements

An Economic impact assessment should include, as a minimum, the following:

4.1 Information and Data

- a. A brief overview of the proposed development (e.g. key components, floor space, key tenant(s));
- b. Any differences in trading and operational attributes for the proposal that might influence the assessment (e.g. shopper behaviour, marketing position, etc.);
- c. Anticipated catchment or trade area(s) of the proposed development having regard to:
 - i. The size, role and function of the proposed development both in terms of being a stand-alone development and cumulatively with existing approvals on nearby or neighbouring sites;
 - ii. The existing network of retail centres servicing the trade area(s) and its surrounds;
 - iii. The configuration of the existing and future road, public and active transport network which is likely to provide access to the site;
 - iv. Any other physical or psychological barriers that may influence shopper behaviours;
- d. The extent (i.e. floor space), location, nature and adequacy of existing or approved retail floor space and designated centres that may be affected by the proposed development;
- e. The quantum and location of any vacancies within the existing centres network that may be affected by the proposed development;
- f. Outline of any investigations (or enquiries) undertaken by the applicant or its advisors to locate the proposed development within any existing, approved or designated centres within or surrounding the identified trade area(s), and the outcomes of those investigations (or enquiries);
- g. Existing population and number of households within the identified trade area(s);
- h. Socio-economic characteristics of the population or households located within the trade area(s) benchmarked against the Moreton bay region and Queensland. It is anticipated that these characteristics would include, but are not limited to the following:
 - i. Age profile;
 - ii. Household and family structure (e.g. average household size);
 - iii. Household or individual income;
 - iv. Tenure profile (e.g. purchasing, owned, renting, etc.);
 - v. Housing costs (e.g. rents, mortgage repayments);
 - vi. Labour market indicators (e.g. unemployment, full time and part time employment rates, participation rates etc.);
 - vii. Occupation profile (e.g. white collar, blue collar, etc.);
- i. Projected population and number of households of the identified trade area(s) for the next ten years with projections reported at appropriate intervals (including the anticipated first full year of trade for the proposed development);
- j. The existing and projected value of available retail expenditure generated by the identified trade area(s) (e.g. estimation of the quantum of available expenditure for supermarkets);
- k. Estimation of anticipated performance of the proposed development having regard to the available pool of retail expenditure and likely market share of the proposed development. Estimated performance is to be reported for the proposed development's anticipated first full year of trade and subsequent years at appropriate intervals for an appropriate period (e.g. five to ten years);
- l. Whether the proposed development would result in an excess of retail floor space to the extent that the proposed development could be considered premature;
- m. The likely extent of impacts of the proposed development (either on its own or cumulatively with any existing approvals) on the performance of existing and approved centres and the likely impact on the orderly designated centres. Such impacts are to be quantified in dollar terms and the implications of such impacts clearly articulated together with the means by which they can be ameliorated;

- n. Whether these impacts are likely to result in undermining the viability or orderly development of any existing, approved or designated centres and if so, whether the proposed development results in a net increase or improvement in community well-being in terms of the range and convenience of facilities to the community;
- o. The impact of potential changes in shopping patterns or other behaviours either at a macro or trade area level relating the community needs and expectations that may detract from or enhance the proposed development;
- p. Any other benefits or disbenefits accruing to the trade area(s) or the Moreton Bay region community attributable to the proposed development.

Historic Version
MBRC Planning Scheme Version 2