

Economic Development Amendment Regulation (No. 4) 2014

Explanatory Notes for Subordinate Legislation 2014 No. 200

made under the

Economic Development Act 2012

General Outline

Short title

The short title of the regulation is the *Economic Development Amendment Regulation (No.4) 2014*.

Authorising law

Sections 37, 38, 64 and 176 of the *Economic Development Act 2012*.

Policy objectives and the reasons for them

The purpose of this regulation is to declare land at the Townsville City Waterfront as a Priority Development Area (PDA) and to introduce the Interim Land Use Plan for Townsville City Waterfront PDA. The regulation also gives effect to the Southport PDA Development Scheme.

Once declared, the Priority Development Area will be administered by the Minister for Economic Development Queensland or any entity he delegates his power to under the *Economic Development Act 2012*. The local government planning schemes will no longer apply. The purpose of the *Economic Development Act 2012* is to facilitate economic development, and development for community purposes in the State. This is achieved primarily by establishing the Minister for Economic Development Queensland 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 priority development areas under the Act) to facilitate economic development, and development for community purposes, in the parts.

The Interim Land Use Plan for Townsville City Waterfront PDA introduced by regulation at the time of declaration of the PDA will expire 12 months after commencement. The Interim Land Use Plan is a temporary document, intended to protect the future intent of the PDA from inappropriate development and enable appropriate development to occur in advance of the

development scheme being adopted. Specified development applications under the Interim Land Use Plan are subject to public notification. While the Interim Land Use Plan is in place, the Minister for Economic Development Queensland or his delegate will prepare a development scheme for the PDA that, once approved by regulation, will replace the Interim Land Use Plan.

The Southport PDA Development Scheme will replace the existing Interim Land Use Plan that was introduced by regulation at the time of the declaration of the Southport PDA and expires 12 months after commencement. Approval of a development scheme is required to allow Economic Development Queensland (EDQ) to facilitate economic development and development for community purposes.

Achievement of policy objectives

To achieve the objectives of the *Economic Development Act 2012*, the *Economic Development Regulation 2014* will be amended to include the declaration of the Townsville City Waterfront PDA and its associated Interim Land Use Plan as well as the Southport PDA Development Scheme.

The declaration of the Townsville City Waterfront PDA will facilitate economic development and development for community purposes by resolving complex land use planning and development issues.

Development of the Southport PDA will facilitate economic development and development for community purposes by reinvigorating Southport as the Gold Coast's Central Business District (CBD) and streamlining the development process. The development scheme provides for a diversity of uses including a variety of non-residential and residential uses.

Consistency with policy objectives of authorising law

The declaration regulation is consistent with the main objective of the *Economic Development Act 2012*, which is to facilitate economic development, and development for community purposes, in the State.

Inconsistency with policy objectives of other legislation

The regulation is consistent with the policy objectives of the *Economic Development Act 2012* that is a unique piece of legislation and specific to the State of Queensland.

Benefits and costs of implementation

The declaration of the Townsville City Waterfront PDA will:

- Deliver growth and diversification of economic activity and services within the CBD;
- Provide for a diverse range of urban lifestyle orientated opportunities contributing to an appealing and active urban experience;
- Deliver and reinforce the CBD, its setting, place, public realm and built form;
- Provide strategic redevelopment facilitation; and

- Facilitate redevelopment of complex or difficult sites.

The adoption of the Southport PDA Development Scheme will assist in promoting opportunities for urban development. The costs of development will be recovered through the sale of land and infrastructure charges and agreements.

Consistency with fundamental legislative principles

The regulation gives effect to the declaration of the Townsville City Waterfront PDA and the introduction of the associated Interim Land Use Plan. The declaration and the Interim Land Use Plan is made in accordance with the provisions of, and is consistent with, the purpose of the *Economic Development Act 2012*.

The regulation gives effect to the Southport PDA Development Scheme. The development scheme was made in accordance with the provisions of, and is consistent with, the purpose of the *Economic Development Act 2012*.

The subordinate legislation is consistent with the fundamental legislative principles of the *Legislative Standards Act 1992*.

Consultation

Extensive consultation has been undertaken with Townsville City Council, Port of Townsville and state agencies to inform the proposed boundaries and preparation of the Interim Land Use Plan.

Community engagement strategies are being prepared on behalf of the Minister for Economic Development Queensland to assist in the preparation of the development scheme for this area. The strategies will include the consultation requirements of the *Economic Development Act 2012* and other complementary activities. The strategies will ensure issues and concerns in the PDA are identified and managed. The strategies will commence upon declaration of the Townsville City Waterfront PDA and will run for 12 months.

Extensive consultation was undertaken with the Gold Coast City Council, state agencies and adjoining landowners, local community and stakeholders in the preparation of the development scheme. In accordance with the Act, the development scheme was publicly notified for a minimum of 30 business days and the local community and interested parties were invited to review the schemes and make a submission.

A number of submissions were received during the public notification period for the Southport PDA Proposed Development Scheme. The submissions raised a variety of issues and suggestions, including precinct boundaries, infrastructure planning, the designation of Southport as the Gold Coast's CBD and conflicts with centre hierarchy throughout the Gold Coast.

The development scheme has been amended, where appropriate, and adequately addresses issues identified in the submissions in accordance with the requirements of the *Economic Development Act 2012*.