

LOCAL GOVERNMENT (ROBINA TOWN CENTRE PLANNING AGREEMENT) AMENDMENT BILL 1996

EXPLANATORY NOTES

GENERAL OUTLINE

Objectives of the Legislation

The objectives of the legislation are to alter the site covered by the planning agreement which is the subject of the *Local Government (Robina Town Centre Planning Agreement) Act 1992*, to facilitate the construction of the Robina Railway Station, and to provide for the appropriate zoning of that land.

Estimated Cost for Government Implementation

There are no additional costs incurred by the Government. The costs associated with the consequential changes to the planning agreement will be borne by the parties to the agreement.

Fundamental Legislative Principles

The provisions of the Bill are consistent with the fundamental legislative principles provided for in the *Legislative Standards Act 1992*.

Consultation

Key agencies involved in the formulation and implementation of the planning agreement and in the location and staging of the Helensvale to Robina Rail Link have been consulted at several stages during the formulation of the provisions of the Bill. In particular, consultation has occurred with Queensland Rail, the Departments of Transport, Natural Resources and Health, the Crown Law Division of the Department of

Justice, Gold Coast City Council and Robina Land Corporation.

NOTES ON PROVISIONS

Clause 1 sets out the short title of the Act.

Clause 2 provides that the Act will amend the *Local Government (Robina Town Centre Planning Agreement) Act 1992*.

Clause 3 changes the short title of the Act by omitting the words “Town Centre” and substituting the word “Central”.

Clause 4 includes a number of new definitions including a new definition of “site” which is identified by reference to the land described in the first schedule to the planning agreement.

Clause 5 rezones land to be included in the site. This section has effect from the date on which the first amending agreement is made.

Clause 6 provides that the Council must give public notification in the gazette of the date on which the first amending agreement and any further agreement is made.

Clause 7 updates references following the amalgamation of the Shire of Albert and the City of Gold Coast.

Clause 8 omits an unnecessary reference.

Clause 9 updates drafting style.

Clause 10 protects use rights and approvals given pursuant to the provisions of the original planning agreement and ensures that such rights and approvals continue under the amended planning agreement.

Clause 11 provides for the inclusion of the form of the first amending agreement as schedule 2 to the existing Act.