

Economic Development Amendment Regulation (No. 4) 2013

Explanatory Notes Subordinate Legislation No. 191

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) 2013*.

Authorising law

Sections 37, 38 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 Southport as a Priority Development Area and to introduce an Interim Land Use Plan for that area.

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 scheme 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 *Economic Development Act 2012*) to facilitate economic development, and development for community purposes, in the parts.

The Interim Land Use Plan introduced by regulation at the time of declaration of the Priority Development Area will expire 12 months after commencement. The Interim Land Use Plan is a temporary document, intended to protect the future intent of the Priority Development Area 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 Priority Development Area that, once approved by regulation, will replace the Interim Land Use Plan.

Achievement of policy objectives

To achieve the objectives of the *Economic Development Act 2012*, the *Economic Development Regulation 2013* will be amended to include the declaration of the Southport Priority Development Area and its associated Interim Land Use Plan.

The declaration of the Southport Priority Development Area will facilitate economic development and development for community purposes by resolving complex land use planning and development issues.

Consistency with policy objectives of authorising law

The regulation is consistent with the main objectives 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 Southport Priority Development Area will:

- deliver growth and diversification of economic activity and services within the Central Business District (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;
- expand on 2018 Commonwealth Games Opportunities;
- provide strategic redevelopment facilitation; and
- facilitate redevelopment of complex or difficult sites.

Consistency with fundamental legislative principles

The regulation gives effect to the declaration of the Southport Priority Development Area 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 subordinate legislation is consistent with the fundamental legislative principles of the *Legislative Standards Act 1992*.

Consultation

Extensive consultation has been undertaken with Gold Coast City Council 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 Priority Development Area are identified and managed. The strategies will commence upon declaration of the Priority Development Area and will continue throughout the preparation of the development scheme.