

Economic Development Amendment Regulation (No. 2) 2014

Explanatory Notes for Subordinate Legislation 2014 No. 74

made under the

Economic Development Act 2012

General Outline

Short title

The short title of the regulation is the *Economic Development Amendment Regulation (No. 2) 2014*.

Authorising law

Section 63 of the *Economic Development Act 2012*.

Policy objectives and the reasons for them

The purpose of this regulation is to give effect to the Toondah Harbour and Weinam Creek Priority Development Areas (PDA) Development Schemes.

The Toondah Harbour and Weinam Creek PDAs Development Schemes will replace existing Interim Land Use Plans that were introduced by regulation at the time of the declaration of the PDAs and expire 12 months after commencement. Approval of the development schemes 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 Toondah Harbour and Weinam Creek PDA Development Schemes.

Development of the Toondah Harbour and Weinam Creek PDAs will facilitate economic development and development for community purposes by planning and delivering urban development to meet the needs of the community and stimulate the tourism industry for the Moreton Bay and Southern Moreton Bay Islands.

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 adoption of the Toondah Harbour and Weinam Creek PDAs Development Schemes 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 Toondah Harbour and Weinam Creek PDAs Development Schemes. The development schemes were made in accordance with the provisions of, and are 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 was undertaken with Redland City Council, state agencies and adjoining landowners, local community and stakeholders in the preparation of the development schemes. In accordance with the Act, both development schemes were 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 Toondah Harbour and Weinam Creek PDAs Proposed Development Schemes. The submissions raised a variety of issues and suggestions, including development heights and density, open space, waterfront access and dog park, dredging, marinas and marine environment, traffic and parking and the provision of infrastructure to support an increase in residential and tourist populations.

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