

# **Economic Development Amendment Regulation (No. 6) 2014**

Explanatory Notes for Subordinate Legislation 2014 No. 301

made under the

*Economic Development Act 2012*

## **General Outline**

### **Short title**

The short title of the regulation is the *Economic Development Amendment Regulation (No. 6) 2014*.

### **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 Toowoomba Railway Parklands as a Priority Development Area (PDA) and to introduce the Interim Land Use Plan for the Toowoomba Railway Parklands PDA. The redevelopment of the Toowoomba Railway Parklands PDA is a project with transformative potential for Toowoomba's City Centre and will strengthen its future as a primary regional city for the Darling Downs and Queensland. Development will promote more diverse economic and employment opportunities in many sectors including commercial, retail, and construction. The declaration of the Toowoomba Railway Parklands PDA will assist in the delivery of development.

Once declared, the PDA 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's 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.

The Interim Land Use Plan for the Toowoomba Railway Parklands PDA introduced by regulation at the time of declaration of the PDA will expire 12 months after commencement, unless a caretaker period occurs before it expires or a development scheme is adopted. 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. 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.

## **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 Toowoomba Railway Parklands PDA and its associated Interim Land Use Plan.

The declaration of the Toowoomba Railway Parklands PDA will seek to achieve the main purpose of the *Economic Development Act 2012* by facilitating economic development and development for community purposes through the construction of an active, high quality mixed density urban village, which will embrace its geographic location to bridge industrial, heritage, residential choices and valuable parkland and promote efficient connected movement corridors providing unique civic and social functions. This will support tourism opportunities, contribute to enlivening the CBD and generate employment from construction activity and new businesses located on site.

## **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 Toowoomba Railway Parklands PDA will:

- support the delivery of a cohesive city centre for Toowoomba;
- stimulate broad investment and economic development in the long-term future of Toowoomba and strengthen its future as a primary regional city for the Darling Downs and Queensland;
- embrace its geographic location to bridge industrial, heritage, residential choices and valuable urban parklands; and
- promote efficiently connected movement corridors providing unique civic and social functions.

## Consistency with fundamental legislative principles

The regulation gives effect to the declaration of the Toowoomba Railway Parklands PDA and the introduction of the associated Interim Land Use Plan. The declaration and the Interim Land Use Plan are 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 has been undertaken with Toowoomba Regional Council and state agencies to inform the proposed boundary and preparation of the Interim Land Use Plan.

A community engagement strategy will be prepared on behalf of the Minister for Economic Development Queensland to assist in the preparation and public notification of the development scheme for this PDA. The strategy will address the consultation requirements of the *Economic Development Act 2012* and other complementary activities associated with the development of the PDA. The strategy will ensure issues and concerns in the PDA are identified and managed.