

# **Economic Development Amendment Regulation (No. 1) 2015**

Explanatory notes for SL 2015 No. 142

made under the

*Economic Development Act 2012*

## **General Outline**

### **Short title**

*Economic Development Amendment Regulation (No.1) 2015*

### **Authorising law**

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

### **Policy objectives and the reasons for them**

The objective of the regulation is to give effect to the Townsville City Waterfront Priority Development Area (PDA) development scheme.

The Townsville City Waterfront PDA development scheme will replace the existing Interim Land Use Plan (ILUP) that was introduced by regulation at the time of the declaration of the PDA. The ILUP expires on 29 October 2015. Approval of a development scheme is required to allow Economic Development Queensland, Department of Infrastructure, Local Government and Planning to facilitate economic development and development for community purposes.

### **Achievement of policy objectives**

The regulation achieves the policy objectives by amending the *Economic Development Regulation 2013* to include the Townsville City Waterfront PDA development scheme.

Development of the Townsville City Waterfront PDA will facilitate economic development and development for community purposes by revitalising the Ross Creek waterfront, reinvigorating Townsville City Council's Central Business District 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 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 Townsville City Waterfront 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 has been drafted with regard to the fundamental legislative principles as defined in the *Legislative Standards Act 1992* and is consistent with these principles.

## **Consultation**

Extensive consultation was undertaken with the Townsville City Council, Port of Townsville, State agencies, adjoining landowners, the local community and stakeholders in the preparation of the development scheme. In accordance with the *Economic Development Act 2012*, 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 scheme and make a submission.

A number of submissions were received during the public notification period for the Townsville City Waterfront PDA proposed development scheme. The submissions commented on a variety of topics including:

- support for an Arts/Culture hub and associated facilities within Precinct 3 – Culture and Entertainment
- support for the stadium and entertainment centre, including convention centre facilities
- support for the development scheme vision
- support for a Waterfront Promenade along Ross Creek
- the ability for the PDA to be serviced by public transport and car parking
- that the development scheme does not address issues relating to tenure, lease arrangements, state interests and infrastructure
- the potential loss of mooring opportunities due to the proposed pedestrian bridge linking Plume Street with Flinders Plaza
- the retention of the existing mangroves and the height of the water within Ross Creek.

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*.