

Economic Development (The Mill at Moreton Bay) Amendment Regulation 2017

Explanatory notes for SL 2017 No. 147

made under the

Economic Development Act 2012

General Outline

Short title

Economic Development (The Mill at Moreton Bay) Amendment Regulation 2017

Authorising law

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

Policy objectives and the reasons for them

The Mill at Moreton Bay Priority Development Area (PDA) was declared on 2 September 2016. The objective of the *Economic Development (The Mill at Moreton Bay) Amendment Regulation 2017* (the regulation) is to approve The Mill at Moreton Bay PDA development scheme, as required by section 64 of the *Economic Development Act 2012* (ED Act). Adoption of the development scheme will facilitate the planning and delivery of the University of the Sunshine Coast Moreton Bay campus, establish the necessary policy environment to support the intended development outcomes for the site and facilitate economic development in the State.

Achievement of policy objectives

The regulation achieves the policy objectives by amending the *Economic Development Regulation 2013* to approve The Mill at Moreton Bay PDA development scheme. The development scheme replaces the interim land use plan (ILUP) that was introduced by regulation at the time of declaration of The Mill at Moreton Bay PDA.

The development scheme provides a rigorous but streamlined approval process for development in The Mill at Moreton Bay PDA to help facilitate economic development and development for community purposes in the State. It provides the planning framework that will help deliver the region's first full-service university. It seeks to revitalise, diversify and transform the region's economy by focusing on knowledge-based jobs and encouraging a range of employment opportunities within the sectors of education, health care, professional, scientific and technical services.

Consistency with policy objectives of authorising law

The regulation is consistent with the main purpose of the ED Act 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 ED Act that is a unique piece of legislation and specific to the State of Queensland.

Benefits and costs of implementation

The proposed university in The Mill at Moreton Bay PDA is expected to generate up to 10,000 university student placements, \$950 million in economic activity and up to 6,000 local jobs by 2036. The development scheme will revitalise the Petrie town centre and provide the opportunity to deliver best practice transit oriented development outcomes through promoting new development near three rail stations - Petrie, Kallangur and Lawnton. In addition it is estimated that the development scheme will deliver approximately 12 hectares of sport and recreation space and more than 3,400 new homes.

The cost of implementation as prescribed in the development scheme will be predominantly borne by the Moreton Bay Regional Council (MBRC) (being the largest landholder) and other developers in the PDA. Infrastructure required to facilitate the PDA will be funded from a combination of development charges and other revenue sources. State expenditure on trunk infrastructure will be subject to consideration through normal State budgetary processes and will be part of an approved State agency capital works program.

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

On the date of declaration of The Mill at Moreton Bay PDA, the Minister for Economic Development Queensland (MEDQ) delegated functions and powers for plan making and development assessment to MBRC. Consultation has been undertaken in the preparation of the development scheme in accordance with Chapter 3, Part 3, Division 1 of the ED Act.

Public notification of the proposed development scheme for The Mill at Moreton Bay PDA commenced on 12 April 2017 and concluded on 30 May 2017. MBRC, on behalf of Economic Development Queensland, consulted with the community during the public notification period.

During public notification 239 submissions were received. Each submission was assessed and summarised in a submissions report prepared by MEDQ in accordance with section 63(1)(b) of the ED Act. The development scheme was appropriately amended and adequately addresses issues identified in the submissions, in accordance with the requirements of the ED Act. A copy of the submissions report which contains information about the merits of the submissions

and how the development scheme was amended to reflect the submissions must be made available on the department's website under section 63(2) of the ED Act.

The Office of Best Practice Regulation (OBPR), Queensland Productivity Commission was not consulted on the proposed amendments as the Department of Infrastructure, Local Government and Planning determined that the proposed amendments met exclusion category (g): 'Regulatory proposals that are of a machinery nature' under the *Queensland Government Guide to Better Regulation*.'

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